

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 12 April 2018 08:44
To: Planning Scanning
Subject: FW: Revised comments re Landscape Planning Consultation on P/1/18/DOC

From: Simon Davis
Sent: 11 April 2018 17:35
To: Planning.Responses
Subject: FW: Revised comments re Landscape Planning Consultation on P/1/18/DOC

Further Landscape comments

Kind Regards

[Simon J Davis](#) MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Sue Howell
Sent: 11 April 2018 16:37
To: Simon Davis
Subject: Revised comments re Landscape Planning Consultation on P/1/18/DOC

Hi Simon

Further to my reassessed comments made below (22/03/2018) Greenspace has been in consultation with Terra Firma the Landscape Architects acting on this development. Having discussed the proposals for the DOC application at that time and investigated the agreement in principal for additional landscape buffer to the rear of the adjoining Pagham Road properties, the applicants have now revised their proposal to accommodate this position.

The proposals now submitted and detailed within Planning Condition 21 drawings 1896-TF-00-00-DR-L-1002 REV PO5, 1896-TF-00-00-DR-L-3002 REV PO4, 1896-TF-00-00-DR-L-3001 REV PO4 have included now improved landscape buffer area with the inclusion of native shrub buffer planting, specimen and feathered trees for screening purposes, plus the retention of wildlife habitat providing reptile translocation zones.

From the revised detail submitted in the drawings above, I am confident that the developer has now complied with the Condition 21 requirements, the agreement in principal re buffer and the detail imposed under application P/25/14/PL I can confirm that therefore I would **recommend the discharge of Condition 21 Landscaping reserved under planning approval P/125/14/PL on this application P/1/18/DOC.**

[Sue Howell](#) | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, [Arun District Council](#) | Location: Bognor
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From:

Sue Howell

Sent: 22 March 2018 15:54

To: Simon Davis

Subject: RE: Further comment to Landscape Planning Consultation on P/1/18/DOC

Hi Simon

I have reassessed the detail submitted within the DOC application and my recommendation of 07/03/2018 on this.

I have looked back at the detail contained within the original approval on application P/25/14/PL and the correspondence at that time.

Whilst the DOC application P/1/18/DOC has complied in that it has provided detail of a scheme of landscaping both hard and soft which was the requirement of condition 21, which is adequate in what it is proposing in terms of species type densities and size at time of planting; further reading and agreement with Pagham Parish Council (at the time of application P/25/14/PL) indicates an agreement in principal was to bolster and provide further landscape buffer and reptile translocation zone to the east and south eastern corner of these proposals.

My initial view is that the trees being proposed along the eastern area would be adequate in species choice for this location (to the east) in providing good biodiversity and habitat enhancement without swamping the area and causing future light issues to those properties to the east. The understory here is shown to be wildflower EM4 which would also be suitable and in consideration of habitat, however the ground cover planting shown to the edge of the carpark is ornamental in nature and will not provide a screening buffer. **I conclude that if the agreement in principal as appears to be, was for enhancement in width and height of landscape buffer to the rear of Pagham Road dwellings then this has not been achieved and therefore I would retract my recommendation for discharge of condition 21 because of this reason and request that further appropriate buffer screening to be proposed in this area.**

I trust that this clarifies the position regarding my recommendation.

Regards

[Sue Howell](#) | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, [Arun District Council](#) | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD
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From: Simon Davis

Sent: 22 March 2018 09:59

To: Sue Howell

Subject: RE: Planning Consultation on P/1/18/DOC

Dear Sue,

I appreciate that you have already given your approval to this landscape scheme. However, I've since had an objection from a local parish councillor stating:

“The Structural Planting along the east boundary is completely inadequate as requested by the Parish Council and individual objections to P/125/14/PL. Proper screening of development is required not token planting”

Could you give me some thoughts on these comments which I can refer to when issuing the decision.

Thanks

Kind Regards

[Simon J Davis](#) MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) |
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From: Sue Howell
Sent: 07 March 2018 16:57
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on P/1/18/DOC

Comment from Greenspace

Further to submission of detailed planting plans: Planting Plan (West) plan dwg.1896-TF-00-00-DR-L-3001 rev PO2 and Planting Plan (East) plan dwg.1896-TF-00-00-DR-L-3002 rev PO2 I can confirm that the information supplied does propose a well thought out and comprehensive scheme which is fitting for location with sufficient detail and therefore we would **recommend the discharge of Condition 21 Landscaping reserved under planning approval P/125/14/PL on this application P/1/18/DOC.**

[Sue Howell](#) | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, [Arun District Council](#) | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD
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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 17 January 2018 15:48
To: Parks
Subject: Planning Consultation on P/1/18/DOC

To: **Parks and Landscapes**

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990**

APPLICATION P/1/18/DOC
NO:

Registered: 05-JAN-18
Site Address: 251 Pagham Road & Land R/O Pagham PO21

3QB

Description of Works:

Application for approval of details reserved by conditions imposed under planning permission P/125/14/PL relating to condition No. 10 (Refuse & recycling bins), condition No.14 (Visitor Parking Spaces), condition No.15 (Surface water onto Highway), condition No. 16 (Street Lighting), condition No. 18 (Cycle Parking), condition No. 21 (Landscaping), condition No. 22 (Screen Walls & Fences) & condition No.26 (External Lighting), condition 31 (Dog Walking)

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)
[Click here to view conditions on original application - click on decision tab](#)

Should you have any comments to make, these should be sent by replying to this email by 31st January 2018.

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Thanking you in anticipation

Planning Case Officer
Arun District Council

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