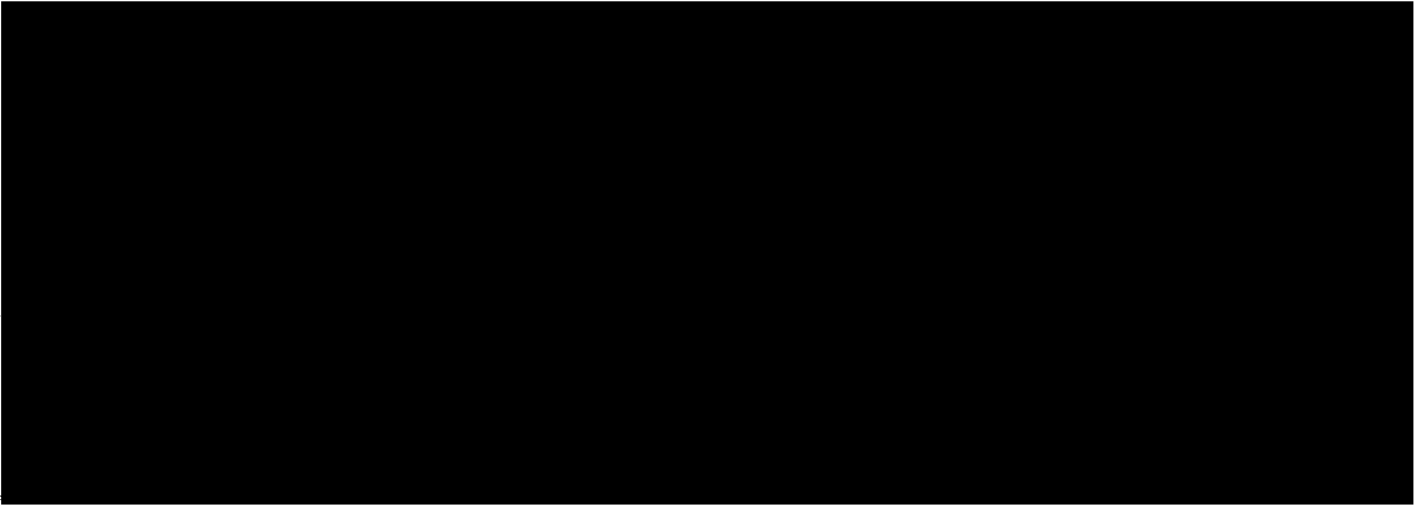



From: PHILIP HAILEY [REDACTED]
Sent: 16 April 2018 12:45
To: Simon Davis
Cc: Pagham Parish Council
Subject: Re: 251 Pagham Road Landscaping - Application P/1/18/DOC

Dear Simon

P/1/18 Discharge of condition 21

Thank you for sending me revised details in relation to discharging condition relating to Landscape Planting (condition 21).

Whilst the Landscape Architects have improved their landscape buffer proposals with some native shrub and tree buffer planting there are still major concerns that need to be properly addressed. These comments need to be passed to Sue Howell of ADC as it would appear from her comments that she has not understood the full reasoning behind this condition. ie as an all year visual barrier between existing and new development and not just decorative.

My and neighbours' concerns are

i) The trees proposed are deciduous trees which will mean that when the leaves drop the new development will be fully visible to the existing properties in Pagham Road. The visual barrier cannot therefore be considered appropriate unless tall evergreens are introduced or the tree planting is significantly increased.

ii) It would appear that there is no plan submitted for the maintenance of these areas and much of the planting proposals are ephemeral. What is the plan for future replacements maintenance and who will be responsible?

iii) It is also not clear on the maturity/height of the initial planting as this would have significant implications to the initial visual screening from year 1.

I hope you and your Leisure and Landscape Officer find these comments helpful but I would still maintain my objection to the discharge of condition until the above is addressed.

I would highlight that I consider these comments particularly relevant in light of the planning applications submitted for large scale developments proposed in Pagham as similar situations could arise with these should they receive approval.

I am able to meet with you, Sue Howell and/or the Landscape Architects to discuss the matter.

I would be pleased if you would let me know if you are minded to discharge the condition 21 in spite of the above comments to allow me to present a more robust case supported by WSCC/ADC publications and Draft Pagham Neighbourhood Plan/Village Design Statement.

Kind regards

Phil Hailey

On Tuesday, 10 April 2018, 11:08, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Mr Hailey,

Following your concerns with the proposed landscaping to the eastern boundary, we have sought and received an amended scheme. If you wish to make any further comments please could you do so within 7 days from receipt of this email.

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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