



Arun District Council
Arun Civic Centre
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Mr A W Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 4WH

Your Ref: R/48/18/DOC

Please ask for:

Mrs A Gardner

01 May 2018

Dear Mr Rogers

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by conditions imposed on planning permission R/52/16/PL relating to
conditions 3 (materials) & 10 (landscaping)
2 Broadmark Way Rustington,,

Notification regarding the above application:

Condition Number 10

No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

There is insufficient soft landscaping included on the submitted landscaping layout plan drawing 15/1091/02 revA and that proposed lacks detail such as species, tree girth etc.

Also the layout plan does not reflect the parking/turning area approved on the site frontage on drawing 15/1091/02. of planning permission R/52/16/PL. The parking/turning area has been amended and reduced.

This has resulted in a variation of the approved layout plan which cannot be included as part of a Landscaping Discharge of Condition application.

You will need to consider re-submitting the change as a Non Material Amendment or, if not eligible, an application to vary the plans condition.
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Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC', followed by a period.

Neil Crowther
Group Head of Planning