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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 23 September 2021 16:06
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: FW: Planning Consultation on: WA/63/21/PL

Dear Michael

I have further looked at the proposals and the implication of the proposed alternative vehicular accesses off Tye Lane and emergency access off Avisford Park Road, along with minor highway

works following WA/95/18/RES (resubmission following WA/93/20/PL) and further comment as follows:

Whilst the Landscape drawing POS Landscape proposals Sheet 1 of 4 CSA/38 23/107 Rev Q doesn't show the existing and to remain green infrastructure it does show the proposed landscape mitigation including native thicket and tree planting which when read in conjunction with Combined Tree Retention/Removal and Protection plan access arrangements BHA 401-03-REV A the proposals for the impact and mitigation for this new entrance would appear sufficient and appropriate.

Whilst from a highway perspective I would be unable to comment on the character impact and suitability of this access, from a landscape perspective the proposals indicated for this proposed access change, I would recommend are suitable and sufficient.

My other comments and recommendations from consultation of 05/08/21 remain relevant and valid.

Regards

Sue

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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From: Sue Howell
Sent: 05 August 2021 15:42

To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham (Michael.Eastham@arun.gov.uk) <Michael.Eastham@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/63/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 05 August 2021

Application ref: WA/63/21/PL

Description: Proposed alternative vehicular accesses off Tye Lane and emergency access off Avisford Park Road, along with minor highway works following WA/95/18/RES (resubmission following WA/93/20/PL). This site is CIL Zone 2 (Zero Rated) as other development.

Location: Land East of Tye Lane Walberton BN18 0LU

Determining Authority: Arun DC

Summary recommendation: Recommend that mitigation planting be required for any green infrastructure removal transpiring from these proposed alternative vehicular accesses proposals. Recommend that the LAP area receive knee rail fencing along the edge which borders the proposed emergency Avisford Park access road.

Comments

Response – Further comment to that submitted under WA/93/20/PL

Public Open Space Landscape Proposals Sheet 1 of 4 CSA/3823/107 /Rev Q has proposed alternative vehicular accesses off Tye Lane where an area of existing hedgerow and trees within this site boundary will be effected by the proposals. The actual detail of the proposed removals is still not clear, particularly re proposed tree removals, this information will be required to be submitted for approval by the LPA Tree Officer. Landscape mitigation and replanting to this proposed entrance will need to be submitted for approval.

Public Open Space Landscape Proposals Sheet 3 of 4 CSA/3823/109/Rev P details the emergency access off Avisford Park Road. This connection into and through the site is not ideal with routing through a key area of POS, the community orchard and passing adjacent to the LAP. Recommendation would be that this road is subject to restricted access for emergency access only and should not be considered for any other access purposes. In addition it should be imposed that knee rail fencing is now included along the LAP edge which borders this roadway.

Impact

The potential impact of the proposals could be mitigated for with additional landscape provision.

Mitigation/requirements

Additional landscape provision will be required once the extent of the required removals is known. Additional protection will be required to the adjacent trees and hedges which are to remain in this area and whose canopy and root protection areas will fall within the construction area of these proposals. The green boundary treatment and mitigation to counteract the proposed loss along this entrance boundary will need

to include tree and shrub species, suitable to enhance and blend with the existing species mix in this location. Biodiversity and habitat connection will need to be a consideration of any mitigation proposals. Mitigation planting should be at a size which provides instant gains and which will aid recovery of the impacted area in the shortest possible time, but which will also establish and mature as the site develops.

Recommendation/Conclusion

Recommend that mitigation planting be required for any green infrastructure removal transpiring from these proposed alternative vehicular accesses proposals. Recommend that the LAP area receive knee rail fencing along the edge which borders the proposed emergency Avisford Park access road.

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 02 July 2021 08:34

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: WA/63/21/PL

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: WA/63/21/PL
Registered: 29th June 2021

Site Address: Land East of Tye Lane Walberton BN18 0LU
Grid Reference: 497404 106234
Description of Works: Proposed alternative vehicular accesses off Tye Lane and emergency access off Avisford Park Road, along with minor highway works following WA/95/18/RES (resubmission following WA/93/20/PL). This site is CIL Zone 2 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 5th August 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

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

Yours sincerely

Michael Eastham

Planning Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLCONSULT (ODS) 2020