

From: Sue Howell
Sent: 15 January 2018 16:33
To: Planning.Responses
Cc: Anita Gardner
Subject: RE: Planning Consultation on: WA/75/17/PL

Comment from Greenspace

Developments of 7 dwellings or more are expected to provide for green infrastructure within their proposals. As there are 9 dwellings proposed for this site, then POS or LAP would not be sought on site however a commuted sum of £1600.00 per dwelling would be sought towards offsite children's play/informal recreation in the locale (location of this allocation would be to Walberton Parish Play area)

The proposals put forward in this application have included consideration of its siting within the existing landscape. Existing landscape features such as existing screening trees and hedgerows have been considered and indicated within the layout proposals. A further detailed landscape scheme will need to be proposed that will maximise the biodiversity of the site in its semi-rural setting with the inclusion of mixed ornamental and native species for the retention of a variety of habitats. The landscape proposals will need to be shown in plan from detailing species choice, planting densities and size at time of planting. This will need to include mitigation planting for any removed vegetation and additional planting would be required to provide screening and to soften what is presently a green area. This is particularly required in order to encourage the proposals to fit within the setting.

The existing vegetation to the surrounds of the proposals is established with some significant and aesthetically valuable trees, these areas must be protected and retained. The submitted Arboricultural Impact Assessment 2017 indicates the tree protection measures to be taken. Before construction, this tree protection scheme must be in place for all retained trees including trees whose root protection areas fall within the construction zone. This should be in accordance with BS 5837:20012 'Trees in relation to construction' Any tree removal must be in consultation with Arun District Councils Tree Officer.

I would recommend no landscape objection to the proposals subject to the submission and implementation of details above.

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
Internal: 37943 | External: +44 (0) 1903 737943 | E-mail: sue.howell@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 31 October 2017 11:33
To: Parks
Subject: Planning Consultation on: WA/75/17/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 **WA/75/17/PL**
NO:

Registered: 31st October
 2017
Site Address: Land adjacent to Sunny Corner Copse Lane
 Walberton BN18 0QH
Grid Reference: 496503 106526
Description of Works: 9 No. dwellings with associated car parking, bin storage & landscaping & creation of new access road from existing access onto West Walberton Lane. This application is a Departure from the Development Plan.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

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

Should you have any comments to make, these should be sent by replying to this email by 30-NOV-17.

You can also monitor the progress of this application through the Council web site:

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 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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will

publish any comments made to the Council on their website:
www.planningportal.gov.uk/planning/appeals/ but they will protect
personal details.

The officer dealing with this application is Mrs A Gardner who can be
contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email
