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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: 04 February 2021 14:37
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/93/20/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 04 February 2021

Application ref: WA/93/20/PL

Description: Alternative access & emergency access along with minor highway works following WA/95/18/RES. This site is in CIL Zone 2 (Zero Rated) as other development.

Location: Tye Lane Walburton BN18 0LU

Determining Authority: Arun DC

Summary recommendation: Recommend the submission of a detailed tree survey to show the intended impact on the existing trees and hedging in this location. This will need to follow with mitigation details to be submitted for approval showing how these counteract the proposed impact of these proposals.

Comments

Response

The detail submitted with this application would suggest that an area of existing hedgerow and trees within this site boundary will be effected by the proposals. Whilst the actual detail of the proposed removals is not clear, this information will be required to be submitted for approval by the LPA Tree Officer.

Impact on the existing vegetation in this area will have significant detrimental impact on established habitat and will result in biodiversity net loss. Full detail of the proposals in this area will need to be submitted for approval.

Impact

The potential impact of the proposals will result in permeant change to the road scene in this location.

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

I would recommend the submission of a detailed tree survey to show the intended impact on the existing trees and hedging in this location. This will need to follow with mitigation details to be submitted for approval showing how these counteract the proposed impact of these proposals.

Sue Howell

Leisure and Landscape Officer,
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 05 December 2020 16:49
To: Tree Landscape [REDACTED]
Subject: Planning Consultation on: WA/93/20/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/93/20/PL
Registered: 3rd December 2020
Site Address: Tye Lane Walburton BN18 0LU
Grid Reference: 497404 106234
Description of Works: Alternative access & emergency access along with minor highway works following WA/95/18/RES. This site is in 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 10th January 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 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 (GOB) 2020