PLG APP No. AWDM/1948/16 SUMMARY LANDSCAPE STATEMENT

Land at 36 LESSER FOXHOLES SHOREHAM-BY-SEA BN43 5NT

Proposed residential development

Landscape appraisal carried out 10th October 2017 (see Draffin Associates Dwg no. 714/01 - 7/11/17)

EXISTING SITE

1.01 The site is located to the west of Lesser Foxholes north of The Paddock. The site consists of the existing dwelling, garage and parking with vehicular access from Lesser Foxholes.

1.02 The 0.18ha site is located at the west of Shoreham settlement.

1.03 The site has a sloping access driveway dropping approximately 2m from Lesser Foxholes to the main site plateau. The ground then falls away steeply beyond the western boundary down to Steyning Road and the River Adur estuary beyond. The site appears to have good permeability.

1.04 The site is enclosed by existing housing with an open western boundary with embankment scrub.

1.05 Visually the site consists of the existing dwelling, hardstanding and rear garden. There are inward views from main driveway. Neighbouring dwellings to the north overlook the site but are partially screened by overmature hedging that has been severely pruned and will need replacement/ review.

1.06 Mature trees include mixed broadleaf/ conifer trees to the outer east boundary. **See ACS tree condition survey dated 9/17**. Species include *beech*, *robinia & willow*.

1.07 The remaining vegetation comprises unmanaged scrub, ornamental neighbouring trees and garden species of limited value.

2.00 **PROPOSALS (based on DA dwg no. 714/01 dated 11/17)**

2.01 The proposal includes the three new detached dwellings, parking improvements using the existing access from Lesser Foxholes.

2.02 There is scope to enhance the site by managing/enhancing the existing trees within the proposed development while providing new boundary reinforcement/ amenity planting in scale with the future site proposals and locality.

2.03 The development proposals will provide environmental enhancement by agreed detailed landscape proposals/ tree protection that includes appropriate hard landscape/ groundworks finishes and enclosure details. The outer boundaries will be managed for nature conservation to encourage biodiversity.

2.04 The **ACS tree protection plan dwg no. TPP1_36LF** makes reference to the retained driveway trees comprising *Robinia, Willow and Beech*. The driveway sub base will be retained as tree root protection under the supervision of the project arborist.

2.05 The existing access from Lesser Foxholes will be utilised subject to highway consultant advice. There will be enabling canopy treeworks to permit contractor and highway access clearance.

2.06 Existing underground services connections link the main site to the main supply from Lesser Foxholes. It is noted that these will be adapted for the proposal. All new services and connections inside the site should be designed to limit disturbance within existing RPA.

2.07 All tree works will be carried out on site strictly in accordance with BS 5837:2012. Subject to agreement to the preliminary tree protection a detailed **arboricultural method statement** will be submitted and agreed by condition with the LPA prior to any demolition/ conversion works being commenced on site. This document will identify all site specific treeworks and special tree protection based on a detailed engineering layout with accurate existing and proposed levels.

2.08 *Landscape* - Subject to an agreed site layout and tree protection, detailed landscape proposals will be submitted with a supporting management statement to address the relevant detailed landscape planning condition. See **DA dwg no. 714/01**.

2.09 The landscape design principle will be to manage and enhance the setting of the site around the proposal and the local character of the application site. This will include the reinforcement of boundary buffer trees, new enclosure planting and wildlife corridors. These will enhance the site biodiversity while providing valuable shelter and screening to adjacent properties.

2.10 Post construction all landscape areas will become the responsibility of the owners management company contractor who will undertake all routine management works and a regular tree condition inspection to boundary screening, hedgerows and communal areas.

3.00 CONCLUSION

3.01 The Lesser Foxholes tree screens provide important visual enclosure, a maturing tree canopy and edge that integrates the application site with local setting.

3.02 The proposal can be constructed subject to the agreed **arboricultural method statement** being adopted throughout demolition and construction.

3.03 Careful consideration should be given to the contractors site setup and working arrangements to comply with BS5837.2012.

3.04 Special tree protection and driveway construction engineering details will be agreed subject to the final engineering layout to protect the prominent street and boundary trees.

3.05 Appropriate boundary tree and landscape management works should be adopted to ensure the retention and enhancement of boundary screening for local residents amenity.

3.06 The north boundary with no. 32 Lesser Foxholes is particularly sensitive because of the change in ground levels. Therefore all new landscape proposals including replacement fencing, screen planting should be agreed with the neighbouring residents prior to construction.