



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: 28 April 2022 14:26
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: Y/10/22/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 28 April 2022

Application ref: Y/10/22/PL

Description: Erection of 15 No dwellings (including 4 No affordable units) with associated access, parking, landscaping, drainage and public open space (additional units to those approved under application Y/123/21/PL). This application may affect the setting of a listed building, affects the character & appearance of the Church Lane Conservation area, affects a Public Right of Way and is in CIL Zone 2 and is CIL Liable as new dwellings

Location: Land to the south of Ford Lane and east of North End Road Yapton BN18 0DS

Determining Authority: Arun DC

Summary recommendation: Recommend a **landscape objection** to the details proposed in this application Y/10/22/PL

Comments

Response

Extensive consultation comment has already been submitted on this application site under the most recent Y/123/21/PL application and previous applications Y/19/20/RES and Y/82/20/RES which remain relevant and valid. It would seem appropriate to look back at these comments as they formed part of the design evolve and ensuring that the Public open spaces, buffer zones and play settings were appropriate for site and dwelling numbers.

The POS areas including layout and setting were assessed under these previous applications including the agreement to site the LEAP to the west of the access road (where now shown for the additional 15no dwellings) The siting now of the LEAP to the east of the roadway puts it in direct conflict with the SuDS feature and the potential for conflict. Additional dwelling proposals should prompt the need for additional POS to be provided on site where the proposals very evidently will reduce the quantum and more over the quality and setting of the POS for the wider 100no unit development.

The proposals will further encroach housing onto the conservation area of Church Lane, Church Road and St Marys Church, where the previous applications allowed the area in question to be open greenspace allowing a buffer so as to mitigate any harm on the setting.

Impact

The potential impact of the proposal to site an additional 15no dwellings into the previously proposed POS area would be significant on the setting of the development and the subsequent re-siting of the LEAP into the vicinity of the SuDS area unsuitable.

Mitigation/requirements

I would not recommend any landscape mitigation to overcome the proposals in this application as **would strongly uphold an objection to the layout and encroachment of POS area, setting and LEAP re-location proposal.**

Recommendation/Conclusion

Recommend a **landscape objection** to the details proposed in this application Y/10/22/PL.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 28 February 2022 11:34
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: Y/10/22/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: Y/10/22/PL
Registered: 25th February 2022
Site Address: Land to the south of Ford Lane and east of North End Road Yapton BN18 0DS
Grid Reference: 498015 104002
Description of Works: Erection of 15 No dwellings (including 4 No affordable units) with associated access, parking, landscaping, drainage and public open space (additional units to those approved under application Y/123/21/PL). This application may affect the setting of a listed building, affects the character & appearance of the Church Lane Conservation area, affects a Public Right of Way and is in CIL Zone 2 and is CIL Liable as new dwellings.

The Council have received the above application.

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

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 31st March 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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://acp.planninginspectorate.gov.uk/> 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (COB) 2020