



Response to Planning Application

From: Arun District Council Greenspace

Date: 28 May 2020

Application ref: Y/121/19/PL

Description: Demolition of existing dwelling & outbuildings & erection of 11 No. dwellings (net increase 10 units), access, landscaping & associated works.

Location: The Steddles North End Road Yapton BN18 0DT

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** subject to the submission of detailed landscape scheme.

Comments

Relevant landscape designations:

The site is presently the setting of one domestic dwelling (proposed to be demolished) within an area of existing residential dwellings.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, listed buildings, conservation area or Historic Parks or Gardens associated with this site.

Response

The proposed site sits within an already established residential area with established but not protected green infrastructure. The effect on street scene would be of note but the incorporation of new planting would go somewhere to mitigate this.

This is a CIL liable site.

There would be no requirement or trigger for the provision of Public Open Space or Play on site with this development, but CIL monies should be sought for recreation and leisure facilities as detailed in our SPD Open Space, Playing Pitches, Indoor and Built Facilities January 2020

The NPPF para 124/127 relate to good design principles. The indicative location plan has suggested the retention of existing and inclusion of new landscaping to this development which would be required to be submitted and approved. The inclusion on new landscaping for these proposals should be in consideration of greening and screening and should also consider the biodiversity net gain to be achieved with this development.

Impact

The potential impact of the proposals could be blended into the surrounding environment with further thought given to the landscape offer and greening to counteract this.

Mitigation/requirements

Further landscape provision to the roadway and accessible areas and incorporation of screening to adjacent properties with the incorporation of planted areas for trees and shrubs. The green boundary treatment to include tree species. All areas should be considered and their connection for biodiversity and habitat explored. Trees specified should be at a size which allow instant impact, but which will establish and mature as the site develops.

Recommendation/Conclusion

I would recommend **no landscape objection** subject to the submission of a detailed landscape scheme to be conditioned or submitted at reserved matters stage. Landscape detail to be submitted in plan form to show existing to be retained and new planting detailing species choice, actual quantities, planting densities and size at time of planting.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning



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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/121/19/PL

Registered: 20th December
2019

Site Address: The Steddles North End Road Yapton BN18 0DT

Grid Reference: 497829 103843

Description of Works:

Demolition of existing dwelling & outbuildings & erection of 11 No. dwellings (net increase 10 units), access, landscaping & associated works.

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 13-FEB-20.

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 David Spring who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
