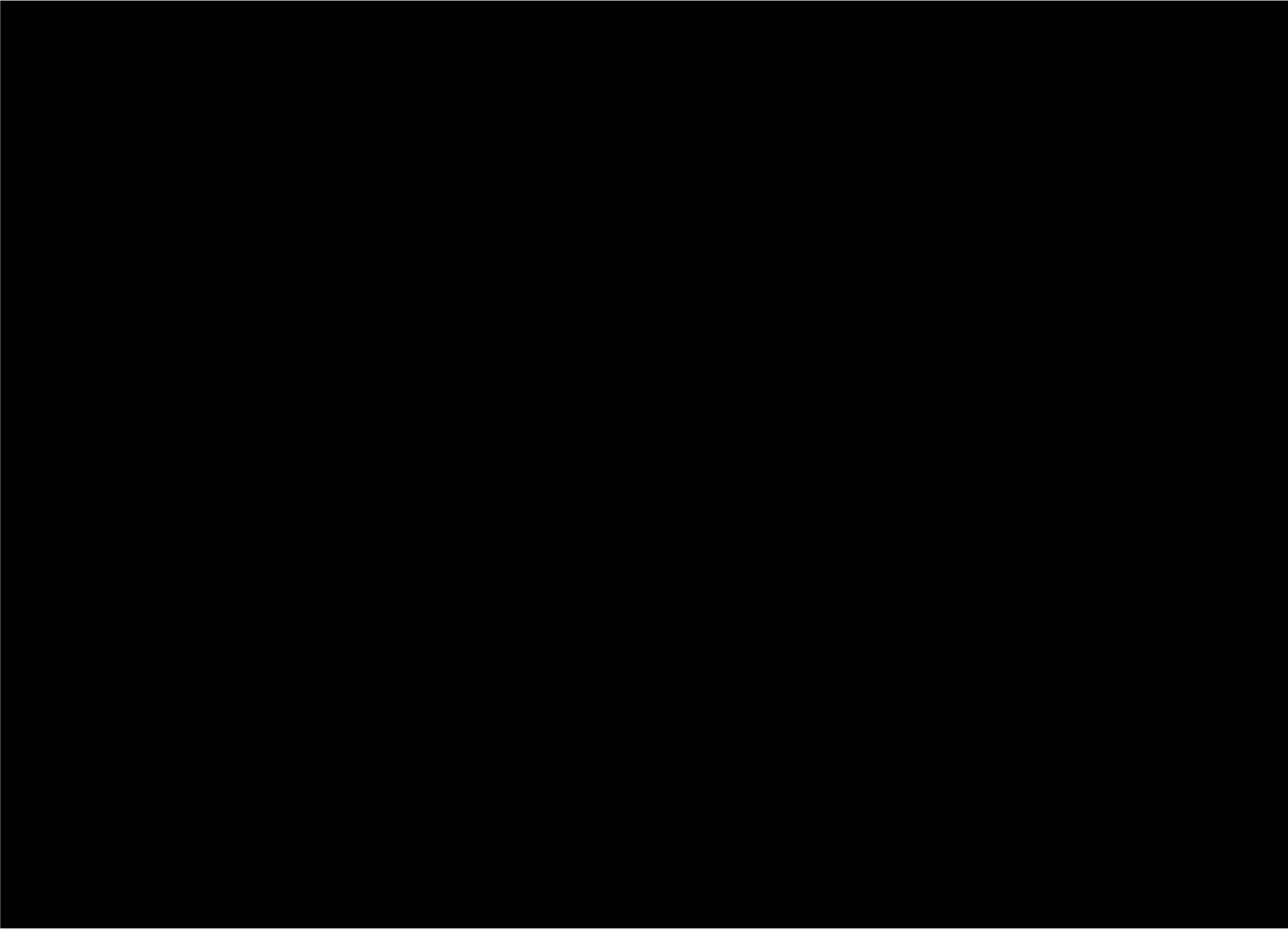




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 21 October 2021 13:59
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: FW: Planning Consultation on: Y/123/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 21/10/2021

Application ref: Y/123/21/PL

Description: Variation of condition imposed under Y/82/20/RES - following outline consent Y/80/16/

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

Determining Authority: Arun DC

Summary recommendation: Recommend changes are made to re-position the LEAP play area back to the location detailed and agreed to the south west corner rather than the now shown south east position. Pathway surfacing to be and further detail provide as detailed below.

Comments

Response

I reiterate my consultation comments below made under Y/19/20/RES and Y/82/20/RES re Landscape details which remain relevant and valid.

I have further assessed the information submitted under Detailed Planting Sheets 1-8 of 8 0301-0308 01-Rev 6, 02-Rev 8, 03-Rev 8, 04-Rev 8, 05-Rev 13, 06- Rev 13, 07- Rev 10, 08- Rev 8 also Detailed setting out plans for trees 0605 Rev PL13 Detailed Play provision LEAP 0505 Rev PL10 Lap 1 0502 Rev PL10 and LAP 2 0503 Rev PL10. Boundary treatment plan 0501 PL13 and Coloured Landscape Masterplan D2831-FAB-00-DR-L-0100 REVPL13

As previously recommended assessment of the above Landscape proposals, Plant schedule and Maintenance specification confirm that the information submitted has provided a well thought out scheme which is fitting for location providing a good mix of native and ornamental trees and shrubs with suitable planting densities and size at time of planting. The large and well-located areas of POS with these proposals, in particularly the southerly POS area will form a pleasant setting for this development where dwellings have direct access to these areas. The green corridor surrounding and through the site has the potential to aid and enhance wildlife and biodiversity habitat.

My points of concern are as follows:

- There appear to be inconsistencies within the issued drawings re detail, these need to be consistent showing the correct detail and specification.
- The Coloured Landscape Masterplan D2831-FAB-00-DR-L-0100 REVPL13 and associated drawings now show a revised layout where the LEAP has been relocated to a position adjacent to the SuDS feature which is detailed as pond and which the cross sections show this to be a considerably significant depression basin and potential to be water holding. This new LEAP location shown is to the south/east corner of the development, appears squashed into the space between the SuDS and the pathway and is in a location which does not afford a good level of surveillance. There are items of play equipment which border very close to the SuDS and pathways in close proximity also.
- **Recommendation is to relocate the LEAP back to the south/west of the pathway and away from the shown SuDS basin and in line with the previously agreed position. Play in this area would connect it to the surrounding greenspace without the need to cross the pathway and in an area which is more visible.**
- Pathways need to be accessible and provide all year round access and usability. The lower section of the central pathway is shown as Fittleworth or similar self-binding gravel which then runs into a tarmac pathway. All primary pathways need to be Tarmac in finish for accessibility and maintenance reasons. **The lower connecting section of the pathway through the POS needs to be of Tarmac construction.**
- Pathway surfacing is also not detailed to the LEAP and LAP play areas, this needs to be shown and again due to high use needs to be Tarmac in finish. Pathways shown as grass mown paths would not be considered good choice within the POS areas as they invariably do not become mown paths within the maintenance undertaken. Any formal pathways need to be suitably surfaced and in the POS periphery area of grass, permeable pathways ie should be considered in favour of mown grass paths.

- Bridleway to the eastern edge – This is detailed as Fittleworth self-binding gravel. The surfacing of the bridleway needs to be suitable for use and fit for purpose and allow usage by pedestrian and wheeled users also. The bridleway construction and surfacing proposed needs to allow for a robust construction with suitable materials and detail re construction depth and material choice submitted for approval. **Cross section bridleway construction to be provided.**

Accessibility within and beyond the proposals re PROW require that to promote its use it is recommended that all routes within the application site should be dual use (pedestrian and cyclists) with width and surfacing in accordance with WSCC PROW criteria. It is good to see the connecting pathway through the site making use of the POS and connecting the play features.

Recommendation/Conclusion

In general a well thought out and well detailed landscape setting for this development proposal. Thought has gone into providing usable POS areas, integrated and well-chosen play provision, connectivity and an overall quality landscape proposal.

Recommend changes are made to re-position the LEAP play area back to the location previously detailed and agreed to the south west corner rather than the now shown south east position. Pathway surfacing to be amended and further detail provide as detailed above.

Sue Howell

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Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 02 September 2021 09:19

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: Y/123/21/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/123/21/PL
Registered: 26th August 2021
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: Variation of condition imposed under Y/82/20/RES relating to condition -

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 7th October 2021 . 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://app.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

Michael Eastham

Planning Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLCONSULT (ODS) 2020