

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter **[here](#)**



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 14 October 2021 15:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: FW: Planning Consultation on: Y/127/21/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 14/10/2021

Application ref: Y/127/21/RES

Description: Approval of reserved matters (appearance, landscaping, layout and scale) following the grant of Y/91/17/OUT for 250 No dwellings with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation & ancillary works (resubmission following Y/152/20/RES). this site is not CIL Liable as in Yapton Strategic Site.

Location: Land at Bilsham Road Yapton

Determining Authority: Arun DC

Summary recommendation: Recommend no objection in general to the hard and soft landscape details contained within this application **Y/127/21/RES** with note to the bold items below requiring confirmation following outline approval Y/91/17/OUT

Comments

Response

This application was determined under application Y/91/17/OUT and is a resubmission of the withdrawn Y/152/20/RES

Consultation comments were given under the outline consultation Y/91/17/OUT and within the Y/152/20/RES application which still stand and remain valid and in conjunction with the application with the adjoining site to the west.

Following submission of the revised information contained within the LEMP and specifically the revised landscape detail which has sought to address minor changes (minor amends to Native hedgerow species mix) and shown in Detailed Landscape proposal sheets 7905-L-100 Rev G to 7905-L-110 Rev G and Play detail within 7905-L-111 Rev G, I confirm that the information submitted has provided a well thought out Landscape 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 to the periphery of the site and within these proposals will be beneficial to the existing quality trees within this portion of the SD7 allocation. The layout of the residential areas and dwellings will have direct access to these POS areas. The green corridor surrounding and through the site has the potential to aid and enhance wildlife and biodiversity habitat.

Consideration appears to have been made to the siting of buffer areas and the existing hedge lines which will form a green frame to the proposals which will in turn provide a softening and green link with the existing residential development on this fringe. We note that the site contains a number of significant trees, both within and along most aspects of the site perimeter. These have already attained considerable landscape value and have the potential to provide long-term aesthetic contribution to the proposed development. These trees appear to have been considered and there appears to be intent to retain the majority of these trees in harmony with this developments proposals. The western boundary hedgerow that runs parallel to the adjacent (Y/92/17/OUT boundary) will require protection throughout the development process.

The Landscape proposals Play Spaces dwg Sheet 111 Rev G has provided detail of 2no LAP and 1no LEAP area. These details have proposed a scheme which will provide a variety of formal and informal play with a good mix of play experience. These areas have included suitable connectivity and pathway access with appropriate safety surfacing. Benches outside of the play areas have also been shown which is good to see and provides for all. **Confirmation of the detail and specification for the 'galvanised metal fence to play areas and also post and wire fence to SuDS surrounds should be provided for approval.** RoSPA or similar approval where SuDS in close proximity to play. **Confirmation of the proposed use of the area immediately north of the LEAP and shown as a hatched area pink and detailed as 'other outdoor provision' to be provided.**

- The SuDS features within the POS areas have been quantified and confirmation provided that these do not compromise the quantum of POS being provided with this scheme which is in excess of our minimum requirements and conforms to our Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD, Jan 2020.
- The POS and play areas have pathways which are now shown as Macadam (previously shown as Hoggin). Yapton Parish Council have specifically asked for path and cycleways throughout the site

and across the POS areas to be DDA compliant and of Tarmac finish in order to allow year round high trafficked access. This is good to see that this has been addressed and the amendment made. Accessibility within and beyond the proposals and to PROWs should be promoted and recommended that all routes within the application site should be dual use (pedestrian and cyclists) with confirmation of width and surfacing in accordance with WSCC criteria.

Maintenance responsibility should be confirmed in conjunction with the maintenance specification detail.

Recommendation/Conclusion

Recommend no objection in general to the hard and soft landscape details contained within this application **Y/127/21/RES with note to the bold items above requiring confirmation** following outline approval Y/91/17/OUT

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943
E: sue.howell@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 10 September 2021 14:19
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: Y/127/21/RES

To: Parks and Landscapes

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

Application No:	Y/127/21/RES
Registered:	10th September 2021
Site Address:	Land at Bilsham Road Yapton
Grid Reference:	497588 102751
Description of Works:	Approval of reserved matters (appearance, landscaping, layout and scale) following the grant of Y/91/17/OUT for 250 No dwellings with associated

parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation & ancillary works (resubmission following Y/152/20/RES). this site is not CIL Liabe as in Yapton Strategic Site.

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 14th 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

Mr D Easton

Planning Officer- Arun District Council

Telephone: 01903 737500 ex37361

Email: david.easton@arun.gov.uk

PLCONSULT (CDS) 2020