

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: 15 February 2022 15:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: Planning Consultation on: Y/127/21/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 15/02/2022

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 to the hard and soft landscape details contained within this application **Y/127/21/RES**. Request maintenance specification and provider/liability detail to be confirmed following outline approval Y/91/17/OUT

Comments

Response

This application was determined under application Y/91/17/OUT.

This application seeks 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.

Consultation comments were given under the outline consultation Y/91/17/OUT and Y/152/20/RES which still stand and remain valid.

Consultation comments from previous application appear to have been addressed.

Following submission of Landscape proposals Rev 1. GA 02/02 Rev F, Green Infrastructure layout 192841211 B 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 11 111B 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.

- The SuDS features within the POS areas have been quantified and confirmation provided that excluding these features the quantum of usable POS still conforms to our Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD, Jan 2020.
- The path and cycleways for formal routes including play area and POS pathways have now been shown as Tarmac finish as requested. Yapton Parish Council have previously 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. 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 to the hard and soft landscape details contained within this application Y/127/21/RES. Request maintenance specification and provider/liability detail to be confirmed following outline approval Y/91/17/OUT.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 05 January 2022 13:49
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

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	Y/127/21/RES
Registered:	10th September 2021
Site Address:	Land at Bilsham Road Yapton
Grid Reference:	497588 102751
Category:	Plan Applicat'n
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 Liable as in Yapton Strategic Site.

I am able to inform you that I have received an amendment to the above application dated 22nd December 2021 relating to:- amended plans.

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **3rd February 2022**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Mr D Easton

Planning Case Officer- Arun District Council

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Email: david.easton@arun.gov.uk

PLRECON (ODS) 2018