

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

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: 23 February 2021 15:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: Y/146/20/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 23/02/2021

Application ref: Y/146/20/RES

Description: Application for approval of reserved matters for the erection of 45 dwellings pursuant to Section 73 permission Y/13/18/PL (following the grant of outline planning permission Y/49/17/OUT) (resubmission following Y/39/20/RES). This application may affect the setting of a Listed Building.

Location: Land at Street Buildings North End Road Yapton BN18 0DT

Determining Authority: Arun DC

Summary recommendation : Recommend approval of hard and soft landscape details contained within this application **Y/146/20/RES** following the grant of outline planning permission Y/49/17/OUT.

Comments

Response

I can reconfirm my comments made under Y/39/20/RES which still remain valid.

This semi-rural site is predominantly flat with hedgerows and trees along the boundaries. The proposals for these 45no new dwellings have been set back from the entrance way off North End Road.

This response relates to the submitted detail contained in Coloured 0100 PL06 site layout and Detailed Planting Plans sheets 1 and 2 of 2 0301/0302 Rev PL06 and landscape Management and Maintenance specification.

I can 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 two areas of POS with these proposals are suitably located and provide dwellings with direct access to these areas. The buffer area to the perimeter site boundary has the potential to aid and enhance wildlife and biodiversity habitat. This has been met by the introduction and inclusion of native understory and buffer forming planting mixes.

The drawings show the inclusion of LAP towards the entrance of the site. I am satisfied that this is suitable for location with detailed plans which show the proposals for this area and the provision offered. I would note that the safety surfacing for this area on dwg 0503 PL05 has been detailed as CED Play gravel which whilst suitable for application would not be the desired choice if it were to be maintained by the LPA due to maintenance issues.(Confirmed as Management Company Maintained)

The POS areas I would recommend as acceptable with two larger areas serving the development. Some inclusion of native buffer areas also included within these calculations.

Maintenance responsibility confirmed in conjunction with the maintenance specification detail as Management Company.

Recommendation/Conclusion

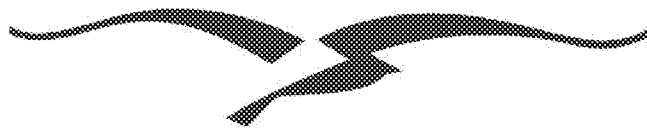
Recommend approval of hard and soft landscape details contained within this application Y/146/20/RES following the grant of outline planning permission Y/49/17/OUT.

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: 04 January 2021 15:49

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: Y/146/20/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/146/20/RES

Registered: 17th December 2020

Site Address: Land at Street Buildings North End Road Yapton BN18 0DT

Grid Reference: 497926 103919

Description of Works: Application for approval of reserved matters for the erection of 45 dwellings pursuant to Section 73 permission Y/13/18/PL (following the grant of outline planning permission Y/49/17/OUT) (resubmission following Y/39/20/RES). This application may affect the setting of a Listed Building.

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 4th February 2021. You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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://www.planningportal.co.uk/info/200207/appeals> 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 (ODS) 2020