

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 March 2021 09:52
To: Planning Scanning
Subject: FW: Planning Consultation on: Y/152/20/RES

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 09 March 2021 16:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: Y/152/20/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 09/03/2021

Application ref: Y/152/20/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.

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/152/20/RES with note to the 3no bullet points below which require minor revision and confirmation** following outline approval Y/91/17/OUT

Comments

Response

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

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

Following submission of, Detailed Landscape proposal sheets 101B – 110B, Play spaces sheet 111B and General Arrangement plan 100B, 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.

- One minor revision should be the recommendation to remove the detailed native shrub planting adjacent 14 Gladstone Road in preference for turf/wildflower seeding in this area. The proximity of the dwelling extension and drainage of this property to the proposals, whilst not then having screening provided, would benefit from such revision.

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 will need to be 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 large POS area has a pathway which is shown as Hoggin formation. 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 in general to the hard and soft landscape details contained within this application **Y/152/20/RES with note to the 3no bullet points above which require minor revision and confirmation.**

Maintenance specification and provider/liability detail to also be confirmed following outline approval Y/91/17/OUT.

Sue Howell
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 18 January 2021 14:04
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: Y/152/20/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/152/20/RES
Registered: 14th January 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.

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 18th 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