

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: 29 March 2022 17:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: Y/186/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 29 March 2022

Application ref: Y/186/21/PL

Description: Erection of 32 No dwellings with associated works including access, landscaping and parking. This application may affect the setting of a listed buildings, may affect the Main Road/Church Road Conservation Area. This application is in CIL Zone 2 and is CIL Liable as new dwellings.

Location: Bonhams Field Main Road Yapton BN18 0DX

Determining Authority: Arun DC

Summary recommendation: Recommend in general a landscape objection to the proposals based on under provision of POS requirements and that this site appears to be overdeveloped in line with good design practice. The landscape detail would appear very inadequate in species choice and variety and would need to be further detailed and submitted for approval. The principal of providing the proposed Community Orchard to the wider development would be supported along with offsite play contribution proposed for this site.

Comments

Relevant landscape designations:

This application affects the character & appearance of the Main Road/Church Road Conservation Area & affects the setting of listed buildings.

South Downs National Park to the north.

Response

The layout under this application, for additional dwellings which is a revision to the previously agreed 56no dwelling development for this site Y/1/17/OUT and following application Y/98/20/PL also for additional dwellings.

Within the proposals and largely unchanged from the approved application is an area of Public Open Space (POS) which sits to the front of the site in a prominent position. The applicant would need to confirm the total quantum of POS coming forward with this whole development as it would appear to now be under providing and to not conform to the Arun Open Space, Playing Pitches, Indoor and Built Facilities SPD January 2020 or the adopted Arun Design Guide 2021 with the additional dwellings now applied for.

There has been discussion with Yapton Parish Council and agreement to include a Community Orchard on the site (as shown and detailed separately) and a commuted sum for the upgrade of offsite Play in the Parish. This was agreed and included in the S106 agreement under the original application Y/1/17/OUT. However **the onsite POS provision would now appear inadequate due to dwelling numbers proposed.**

I would advise that the 32 dwellings in the shown red line area looks very cramped and over developed, particularly in the north/west portion of the site which now accommodates many of the smaller additional units. The proposals presented in this application Y/186/21/PL and the previous application Y/98/20/PL appear detrimental in design layout to those approved in outline Y/1/17/OUT where I reference the layout plans submitted at that time and my comments of 16/05/17.

Planting detail has been included in Planting plan 2076-TF-00-00-DR-L-3002 and Landscape General Arrangement plan 2076-TF-00-00-DR-L-1002. Whilst detail has been provided the proposals would appear very limited in variety and would not provide a broad or diverse biodiversity habitat or ornamental enhancement to the setting with the proposals submitted.

All other requirements in line with our SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020. would also remain relevant to this application with financial contributions sought towards playing pitches and ancillary/built facilities, swimming pools, arts and sports hall contributions.

Consideration of existing trees and hedges within the site would be required and any removals agreed with Arun District Councils Tree Officer. Existing vegetation to the perimeter of these proposals would need to be protected and retained.

Pedestrian and cycle routes within the development should be a considered design features and their meaningful connection to beyond the site detailed.

Impact

The potential impact on the location with the development density as proposed would be significant and if considered for approval would require that Landscaping be provided as mitigation towards screening and softening of the development.

Mitigation/requirements

An existing green boundary is evident in places, this may require further boundary planting treatment to enhance and improve. Further landscaping would be required within the development and POS area to increase biodiversity and habitat within this rural fringe site.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. A robust and comprehensive planting scheme will need to be developed which includes a mix of evergreen and deciduous, native and ornamentals. Tree specification should be at a size which allows instant impact, but which will establish and mature as the site develops.

A clear indication of the proposed future management of the open space must be set out. A clear directive of responsibility should be set out with this statement explaining how the site will be maintained ie responsibility and regime of all POS areas. Commuted sums would be required should the POS or play areas be transferred to the LPA for maintenance.

A full and detailed landscape scheme will be required to be submitted for approval, detailing species choice, position, densities and size at time of planting. Given the rural character of the area the extent and nature of landscaping will be important and precise details will be required. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties, providing screening as required, increasing biodiversity and wildlife habitat.

Biodiversity Net Gain - In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain will need to be provided. Further information would be required demonstrating what will be included within the scheme and what level of net gain will be created from this.

Recommendation/Conclusion

Recommend in general a landscape objection to the proposals based on under provision of POS requirements and that this site appears to be overdeveloped in line with good design practice. The landscape detail would appear very inadequate in species choice and variety and would need to be further detailed and submitted for approval. The principal of providing the proposed Community Orchard to the wider development would be supported along with offsite play contribution proposed for this site.

Sue Howell

Leisure and Landscape Officer,
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 24 January 2022 16:34

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

Subject: Planning Consultation on: Y/186/21/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/186/21/PL

Registered: 24th January 2022

Site Address: Bonhams Field Main Road Yapton BN18 0DX

Grid Reference: 497542 103474

Description of Works: Erection of 32 No dwellings with associated works including access, landscaping and parking. This application may affect the setting of a listed buildings, may affect the Main Road/Church Road Conservation Area. This application is in CIL Zone 2 and is CIL Liable as new dwellings.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 24th February 2022 . 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://acp.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 S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODS) 2020