



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 19 April 2021 16:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: Y/18/21/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 19/04/2021

Application ref: Y/18/21/RES

Description: Approval of reserved matters following Y/62/18/OUT for 33 No. residential units, access, landscaping & associated works. This site is in CIL Zone 3 & is CIL Liable as new dwellings.

Location: Clays Farm North End Road Yapton BN18 0DT

Determining Authority: Arun DC

Summary recommendation: Recommend **no objection to the soft landscape details** contained within this Y/18/21/RES with the hard surfacing finish of pathways to be confirmed and approved

Comments

Response

This application is for reserved matters following Y/62/18/OUT for 33 No. residential units, access, landscaping & associated works.

Consultation comments were given under the outline consultation which still stand and also when viewed in conjunction with the adjoining application sites where it is important for a cohesive flow between the sites to be met.

The landscape detail in general for soft landscape areas as shown in Soft landscapes proposals Dwg 500 A, I can confirm 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 areas of POS to the periphery of the site and particularly beyond the plot rear boundaries of plots 7-12 and 13-22 whilst not providing open easily accessible areas do contribute to the protection and retention of the existing mature trees along these boundaries and will also contribute to habitat formation and wildlife corridor setting. On this basis I would confirm that they add green aesthetic value to the site and should aid in contribution to biodiversity net gain.

The open space to the south/east corner of the site appears well laid out and is providing a good play offer in this location. The inclusion of an element of accessible play is great to see and is in line with our Design Guide Guidelines Jan 2021.

Conformation should be provided of the pathways surfacing to the play area and also those within the site that connect to the wider network and developments beyond. These pathways need to conform to DDA requirements and provide all weather access and durability in high wear areas. The pathways need to connect to the wider area and must not stop as dead ends at the development boundaries.

From a design point of view it is a shame that the plots 1-6 which face the POS area, face sideways and not over the POS. Forward facing plots in this location would give more surveillance of the POS area and would appear more fitting for this important location.

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

Recommendation/Conclusion

Recommend **no objection to the soft landscape details** contained within this application Y/18/21/RES with the hard surfacing finish of pathways to be confirmed and approved. Maintenance specification and provider detail to be confirmed (if not already) following outline approval Y/62/18/OUT.

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

Sent: 04 March 2021 09:39

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: Y/18/21/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/18/21/RES
Registered: 3rd March 2021
Site Address: Clays Farm North End Road Yapton BN18 0DT
Grid Reference: 497773 103851
Description of Works: Approval of reserved matters following Y/62/18/OUT for 33 No. residential units, access, landscaping & associated works. This site is in CIL Zone 3 & 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 10th April 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

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