From: Amanda Scholes on behalf of Planning.Responses
Sent: 06 March 2020 09:59
To: Planning Scanning
Subject: FW: Planning Consultation on: Y/19/20/RES

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 05 March 2020 14:37
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/19/20/RES

Response to Planning Application
From: Arun District Council Greenspace
Date: 05/03/2020

Application ref: Y/19/20/RES
Description: Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) **together with 1.1ha of land set aside for public open space & strategic landscaping & 2.2ha of public open space & green corridors** with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road. This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way.
Location: Land to the south of Ford Lane and east of North End Road Yapton BN18 0DS
Determining Authority: Arun DC

Summary recommendation: Recommend approval of hard and soft landscape details contained within this application **Y/19/20/RES** Recommend further detail to be provided regarding the play area specification, SuDS detail and Maintenance provider following outline approval Y/80/16/OUT

Comments

Response

Following submission of Landscape proposals Plant schedule and maintenance specification 039 PL03, Detailed planting Plans 1-8 of 8 0301-0308 PL02.PL03, Boundary treatment plan 0501 PL03 and Coloured Landscape Plan 0100 PL03 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 large and well-located areas of POS with these proposals will form a pleasant setting for this development where dwellings have direct access to these areas. The green corridor surrounding and through the site has the potential to aid and enhance wildlife and biodiversity habitat.

Under Landscape Character the Inspector concluded that conditions requiring buffer planting therefore becoming acceptable in terms of landscape impact be imposed – these have been met by the introduction and inclusion of native understory and buffer forming planting mixes.

The drawings show multiple LAP and 1no LEAP, however there doesn't appear to be any detailed plans which show the proposals for these and the play provision offered. We would need to see the equipment choice, surfacing, fencing and connectivity to the pathway network for the formal play and the design thought for the more informal natural based play space - LAPs

We note the requirement for the large SuDS infiltration basin shown within the POS and the inclusion of marginal planting to integrate this as a positive design feature within the scheme. We would recommend clarification of cross sections and anticipated water holding periods along with any boundary treatment to the SuDS because of the location in relation to dwellings and play. We would advise that ROSPA or similar body are consulted re the proximity of these two features.

Accessibility within and beyond the proposals re PROW require that to promote its use it is recommended that all routes within the application site should be upgraded to duel use (pedestrian and cyclists) with improved width and surfacing in accordance with WSCC PROW criteria.

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

Recommendation/Conclusion

Recommend approval of hard and soft landscape details contained within this application **Y/19/20/RES** Recommend further detail to be provided regarding the play area specification, SuDS detail and Maintenance provider following outline approval Y/80/16/OUT

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 12 February 2020 11:04
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: Y/19/20/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/19/20/RES**
Registered:	11th February 2020
Site Address:	Land to the south of Ford Lane and east of North End Road Yapton BN18 0DS
Grid Reference:	498095 103863
Description of Works:	Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space & strategic landscaping & 2.2ha of public open space & green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road. This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

Click here to view the application details
Should you have any comments to make, these should be sent by replying to this email by 12-MAR-20.

You can also monitor the progress of this application through the Council web site: www.arun.gov.uk/planning
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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Michael Eastham who can be contacted on telephone number 01903 737772.

Regards
Planning Officer

consultee_email