

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 27 August 2020 11:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/39/20/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 27/08/2020

Application ref: Y/39/20/RES

Description: Approval of reserved matters following outline consent Y/49/17/OUT & Section 73 permission Y/13/19/PL for 45 No. dwellings & associated works. This application may affect the setting of a Listed Building.

Location: Land at Street Building 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/39/20/RES with Recommend only revision of planting area adjacent to Plot 13 (north) as above following outline approval Y/49/17/OUT.

Comments

Response

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This response relates to the submitted detail contained in superseded plans Coloured 0100 PL05 site layout and Detailed Planting Plans sheets 1 and 2 of 2 0301/0302 Rev PL05 and landscape Management and Maintenance specification.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 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.

One minor area for revision would be the rectangular block of scrub mix area to the north of Plot 13. (sheet 1 of 2) This area does not appear in this revision to connect to the perimeter scrub planting and would also be unsuitable in species choice in this location. It would be beneficial to see this as either a grassed area or planted with the same ornamental mix as contained adjacent to Plot 1 frontage area.

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/39/20/RES with Recommend only revision of planting area adjacent to Plot 13 (north) as above following outline approval 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, Mattravers 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: 29 April 2020 09:49

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: Y/39/20/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/39/20/RES

Registered: 28th April
2020

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

Grid Reference: 497641 103557

Description of Works: Approval of reserved matters following outline consent Y/49/17/OUT & Section 73 permission Y/13/19/PL for 45 No. dwellings & associated works. This application may affect the setting of a Listed Building.

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 30-MAY-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 Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email
