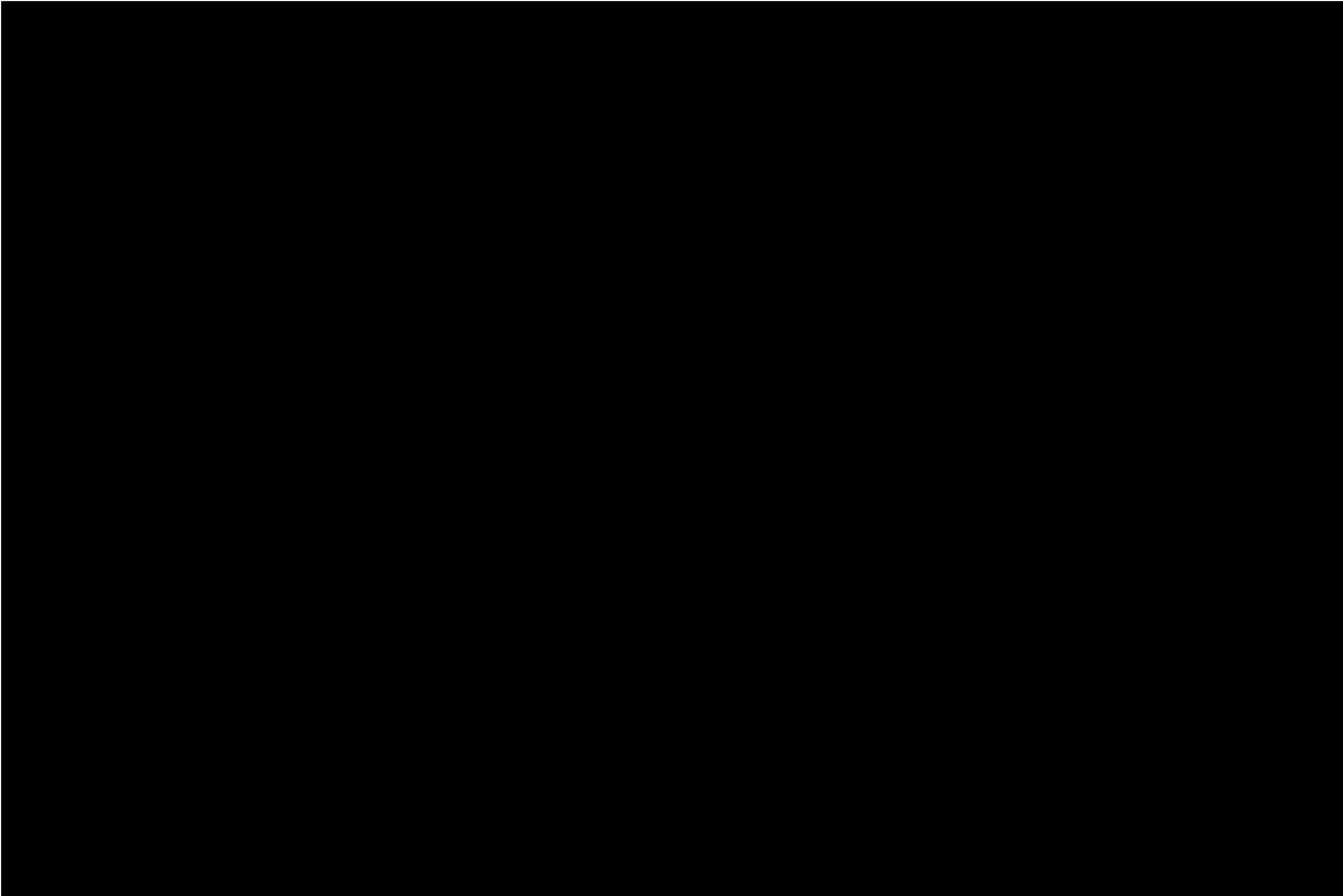




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 31 March 2022 16:07
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: Y/3/22/OUT

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 31/03/2022

Application ref: Y/3/22/OUT

Description: Hybrid Application comprising of: Outline planning application for further phases of up to 110 No dwellings and associated infrastructure (with all matters reserved) and Full application for Phase 1 for 30 No residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works.

This application is a Departure from the Development Plan and is in CIL Zone and is CIL Liable as new dwellings

Location: Land West of Bilsham Road Yapton

Determining Authority: Arun DC

Summary recommendation: A landscape led development in this location would be advised in order to blend this development proposal into the character of this local area.

The application as presented in relation to landscape requirements appears to propose a well thought out site with consideration of location, layout and infrastructure having been considered.

Detailed documentation has been included within this hybrid application and proposals appear to meet out SPD Greenspace requirements.

Recommend **no landscape objection** to the details submitted under this hybrid application Y/3/22/OUT with further detail to be submitted and approved following any progression with application.

Comments

Relevant landscape designations

This proposed development site is 7.97 ha inc access with detailed application (first phase) for 1.68ha and outline area (later phases) of 6.29ha. A total of up to 140no dwellings are proposed across the whole site

The site is located to the south of Yapton village approximately 2.46 ha in size, being the northern part of an agricultural field to the west of Yapton Lane.

There are no Special Protection Area (SPA), Ramsar or Site of Specific Scientific Interest associated with this site.

The majority of the site is arable with grassland margins running around the edge with a limited number of trees and hedgerows on the boundaries.

Public Right of Way (PRoW) 156 is to the west of the site and provides links into Yapton to the north.

South Downs National Park to the north

Response

This proposals for this site comprise a Hybrid Application of: Outline planning application for further phases of up to 110 No dwellings and associated infrastructure (with all matters reserved) and Full application for Phase 1 for 30 No residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works.

This application is a Departure from the Development Plan and is in CIL Zone and is CIL Liable as new dwellings

This site does not form part of any strategic allocation identified for development in ADCs adopted Local Plan 2011-2031 (July 2018) It would therefore be assumed that **CIL contributions would be sought** accordingly, these will need to include contributions towards playing pitches, sport, leisure, pools, halls and ancillary facilities as set out in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

A Landscape and Visual Impact Assessment has been undertaken in relation to the site and the proposed development, concluding that the overall effect of the proposed development on receptors in the surrounding landscape are limited, with some adverse visual effects likely to be felt by receptors (people) in the landscape immediately surrounding the site, however limited to a small number of locations where views of the proposals would be possible and proposed to be mitigated by proposed planting in the medium and long term.

Further details have been considered and presented in the landscape and Visual Impact Assessment (LVIA)

The design of the site should promote a high-quality development that respects, maintains and enhances the local landscape character. This new development should consider the character and distinctiveness of the area reflecting local design characteristics where possible and its setting with the surrounding countryside and rural fringe. All nature conservation features within the development site including existing habitats, trees, hedges, watercourses and other features should be incorporated into the site design and protected from change.

Quality, well-designed Public Open Space (POS) will be fundamental to any proposal submission, these will need to accord with Arun District Councils Open Spaces SPD January 2020. There would be requirement for confirmation of the areas of public open space being proposed with this development, and clarification re quantum. There would be a requirement for 11,550m² of usable POS provision excluding SuDS are to be provided for the whole allocation site of which 2,475m² would be required from the detailed 30no dwelling application.

POS areas will need to connect within and beyond the development site promoting and enhancing footpath and cycle links and their use within the wider area. Consideration should be made to the siting of open space and buffer areas and their use in softening and integrating the proposals with any existing residential development on this fringe. POS should be considered not only for the larger open character area shown to the south, the perimeter buffer areas but also to create sense of place, desirable living areas and distinctiveness within the plot areas.

The illustrative landscape masterplan appears to be well thought out including good areas of usable POS across and within the site. There has been detail of play included within the detailed phase and indication of potential connectivity to the SD7 development to the north which is good to see.

The open indicated area of POS would appear to allow buffer zone areas which would promote wildlife corridors and village green area to break up the built form and provide sense of place. SuDS features have been indicated to the south of the site where it would need to be demonstrated that these do not compromise the POS available and existing vegetated tree buffers whilst providing green infrastructure for the proposed development should not be relied upon as serving the POS requirement.

Planting within and enhancing the boundaries has the potential to improve the species composition and diversify the age structure, buffer zone areas will improve screening of properties to neighbouring dwellings.

This development will trigger the requirement for play in the form of onsite LAP and LEAP/NEAP provision, which has been detailed within the early phase and additional LAPS shown for the wider development to be detailed on application. Play would need to be suitable for location in material choice and play experience offer, be inclusive and accessible in line with the now adopted SPD 13 Arun District Design Guide January 2021. Off-site allotment contribution would be triggered from a development of 140no units not however from the 30no units only)

SuDS Policy W DM3 of the Arun Local Plan requires development to integrate SuDS into the overall design of the development. The primary purpose of SuDS is to minimise the impact of urban development on the water environment, reduce flood risk and provide habitats for wildlife. SuDS should increase the levels of water capture and storage. It is essential that SuDS do not impact on the usable levels of public open space whilst providing benefit in the correct capacity within the development and should not be included in the 'usable open space calculations'

Any considered tree works would need to be in consultation with the LPA Tree Officer. There are significant trees in conjunction with this application site which would require protection and retention, of particular concern would be those along Yapton Lane where the proposed access into the site is indicated. **Policy ENV DM4 (ALP)** requires development proposals to be supported by tree surveys that take a comprehensive view of trees at an early stage in the design process. Development works should not have a negative impact on existing trees.

Impact

The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development. Consideration will be required re the access into the site and the impact this may have on existing trees and hedges on this boundary along Bilsham Road.

Early consideration should be made of existing topography and assets, further information concerning the existing hedges across the site and TPO worthy trees will need to be provided. A tree condition survey of the application site will be required to highlight the importance and protection requirements of retaining these trees and hedgerows.

Mitigation/requirements

An existing green boundary is evident in along the boundaries of this site and indicated buffer zones and further boundary planting treatment indicated. A robust and detailed landscape scheme will be required within these proposals for all areas of development and POS to increase biodiversity net gain and habitat within this rural fringe site.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. Tree specification should be at a size which allows instant impact, but which will establish and mature as the site develops.

Policy D SP1 (ALP) requires development proposals to reflect the landscape characteristics of the site and local area.

Policy ENV DM5 (ALP) requires consideration to be given to increasing biodiversity net gains through utilisation of landscaping measures throughout the site. A biodiversity Net Gain Assessment has been undertaken and included within the application.

Recommendation/Conclusion

A landscape led development in this location would be advised in order to blend this development proposal into the character of this local area. The application as presented in relation to landscape requirements appears to propose a well thought out site with consideration of location, layout and infrastructure having been considered. Detailed documentation has been included within this hybrid application and proposals appear to meet out SPD Greenspace requirements. Recommend no landscape objection to the details submitted under this hybrid application Y/3/22/OUT with further detail to be submitted and approved following any progression with application.

Sue Howell
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Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 24 January 2022 16:49
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: Y/3/22/OUT

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

Application No: Y/3/22/OUT
Registered: 14th January 2022
Site Address: Land West of Bilsham Road Yapton
Grid Reference: 497488 102433
Description of Works: Hybrid Application comprising of: Outline planning application for further phases of up to 110 No dwellings and associated infrastructure (with all matters reserved) and Full application for Phase 1 for 30 No residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works.
This application is a Departure from the Development Plan and is in CIL Zone 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://app.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 (GDB) 2020