



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 19 May 2021 17:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/48/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 19 May 2021

Application ref: Y/48/21/PL

Description: Construction of temporary vehicular access off North End Road for three years to allow safe access to the affordable units throughout the remaining period of construction within the application site following Y/82/20/RES. This site is in CIL Zones 2 & 3 (Zero Rated) as other development.

Location: Land south of Ford Lane East of North End Road Yapton BN18 0DS

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals.

Comments

Relevant landscape designations:

This whole site 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. This site falls within Strategic Site SP2

Response

Reserved Matters for the construction of 100 dwellings has already been approved for this site: Y/82/20/RES. Initial work on site is currently underway to allow the commencement of residential development. This application proposes the construction of a temporary vehicular access off North End Road to the approved dwellings in the south-western corner of the site.

The temporary site access is required to ensure safe vehicular access to the constructed affordable units while the remaining areas of the site are under construction.

Once the work on site is complete and it is safe for the affordable units to be accessed via the approved access from Ford Lane, the temporary access off North End Road will be removed and reinstated as agreed.

Impact

An Arboricultural Impact Assessment has been carried out and concludes that the proposed scheme has minimal impacts, effecting only a common Hawthorne and bramble mass on the site boundary being proposed for removal.

Mitigation/requirements

Mitigation to reinstate as per the approved drawings under outline permission will be required post the closing-up of this temporary entranceway.

Recommendation/Conclusion

Recommend **no landscape objection** to the proposals.

Sue Howell

Leisure and Landscape Officer.
Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 20 April 2021 10:19

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

Subject: Planning Consultation on: Y/48/21/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/48/21/PL
Registered: 9th April 2021
Site Address: Land south of Ford Lane East of North End Road Yapton BN18 0DS
Grid Reference: 498015 104002
Description of Works: Construction of temporary vehicular access off North End Road for three years to allow safe access to the affordable units throughout the remaining period of construction within the application site following Y/82/20/RES. This site is in CIL Zones 2 & 3 (Zero Rated) as other development.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 21st May 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

Michael Eastham

Planning Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLCONSULT (ODS) 2020