



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 13 May 2021 18:37
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: Planning Consultation on: Y/49/21/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 13/05/2021

Application ref: Y/49/21/RES

Description: Approval of reserved matters following Y/92/17/OUT for 300 No. dwellings covering landscape, layout, scale & external appearance (resubmission following Y/78/20/RES). This application affects the setting of listed buildings, affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & affects a Right of Way. This site falls within Strategic Site SD7 (Zero Rated).

Location: Land East of Drove Lane Yapton BN18 0EB

Determining Authority: Arun DC

Summary recommendation: Recommend approval of hard and soft landscape details contained within this application, plots and POS areas. Further requested re the play detail which still needs to be submitted for approval and M specification and provider detail confirmed following outline approval Y/92/17/OUT

Comments

Response

This application was determined under application Y/92/17/OUT and further considered under Design Code application Y/41/20/DOC.

Consultation comments were given under the outline consultation which still stand and also when viewed in conjunction with the application with the adjoining site to the east.

Following submission of, Detailed soft landscape proposals for plots and hard and soft for POS JBA 19/291 – 01 Rev F, 02 Rev F, 03 Rev F, 04 Rev F, 05 Rev F, 06 Rev F, 07 Rev F, 08 Rev F, 09 Rev F, 10 Rev F and POS areas PLN-3-1120-REV A I can re-confirm that the information submitted (as in

application Y/78/20/RES) 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 will form a pleasant setting for this development where dwellings have direct access to these areas. The green corridor has the potential to aid and enhance wildlife and biodiversity habitat.

It should be noted that at the pre-application stage, the Local Planning Authority expressed a desire that the Central Green area of the POS be significant in size to create a village green feel with a substantial open area. This feature has to some degree been provided however the SuDS areas of un-usable open space dilute this area somewhat.

Dwg PP-0967594-PLN-3-1120 Rev A has demonstrated the provision of 2.5Ha of usable open POS area against the LPA SPD requirement of 2.46Ha. As this minimum requirement has just been met then this would be classified as meeting requirement and therefore acceptable in standard terms. A greater amount in line with the now adopted Design Guide principles would have been preferable for a development of this many dwellings, improving the setting and integrating the development into this semi-rural location.

In addition to onsite LEAP and LAP It is noted that contribution to an offsite Neighbourhood Equipped Area for Play (NEAP) was included in the S.106 Agreement.

The drawing: Detailed soft landscape proposals for plots and hard and soft for POS JBA 19/291 – 08 Rev F details the central POS area where it is indicated for 'Play area location', 1no onsite LEAP and 2no onsite LAPs have been confirmed for inclusion within this development. Further detail will need to be submitted re the detailed provision in these locations. LAPS are intended to be very much natural areas of play and therefore potentially not fenced areas. The LEAP needs to demonstrate good play experiences with inclusive and accessible provision.

Detail to be submitted re the equipment choice, surfacing, fencing and connectivity to the pathway network for the formal play LEAP and the design thought for the more informal natural based play space – LAPs

Detailed soft landscape proposals for plots and hard and soft for POS JBA 19/291 – 01 Rev C also indicates that a large area of POS adjacent to Canal Cottages is being provided, this needs to remain as POS accessible for all.

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 dual use (pedestrian and cyclists) with confirmation of 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 for plots and POS areas. Further requested re the play detail which still needs to be submitted for approval and Maintenance specification and provider detail confirmed following outline approval Y/92/17/OUT

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943
E: sue.howell@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF



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

Sent: 19 April 2021 10:13

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

Subject: Planning Consultation on: Y/49/21/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/49/21/RES
Registered: 19th April 2021
Site Address: Land East of Drove Lane Yapton BN18 0EB
Grid Reference: 497380 103194
Description of Works: Approval of reserved matters following Y/92/17/OUT for 300 No. dwellings covering landscape, layout, scale & external appearance (resubmission following Y/78/20/RES). This application affects the setting of listed buildings, affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & affects a Right of Way. This site falls within Strategic Site SD7 (Zero Rated).

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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

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