



Response to Planning Application

From: Arun District Council Greenspace

Date: 30 July 2020

Application ref: Y/53/20/DOC

Description: Approval of details reserved by condition imposed under ref Y/53/20/DOC relating to Condition Nos 3 - surface water drainage, 4 - SuDs and 6 - hard & soft landscaping.

Location: Yapton Metal Company Burndell Road Yapton BN18 0HP

Determining Authority: Arun DC

Summary recommendation: I would **not recommend discharge of condition 6 landscaping** under this application Y/53/20/DOC until the above information is detailed in plan form and submitted for approval.

Comments

Response

The detail submitted within Combined Landscape and Drainage plan and the cover letter re plant list does not provide sufficient detail in plan form showing plant species, actual quantities shown in each location, planting density and **size at time of planting**.

More significantly the information does not address the screening to Plots 1 & 2 as detailed the officer report from Y/61/19/PL which stated re landscaping that:

"It is proposed to have two of the houses (units 1 & 2) back onto the access road to the west as opposed to fronting onto this as per the original approval. The proposed gardens to the west would then be private rear gardens not front landscaping. It is therefore necessary to ensure the privacy & security of these spaces by enclosing the gardens and it is proposed to do this with hedging. This is an acceptable situation as the proposed hedging will blend in with the existing soft landscaping proposed along this access road. The hedging will need to be high enough to protect the privacies of the new residents and screen out any garden features such as washing lines/trampolines but this can be achieved by planting mature hedging from the outset. The swapping of the front for the rear elevation is not considered to have any material impact on the streetscene or the character (nor in respect of residential amenity) of the development as a whole."

Therefore, you need to ensure that the proposed hedging is high enough from the outset otherwise there would be no privacy to these gardens and harm to the streetscene.

The above submission does not address or show this information.

Recommendation/Conclusion

I would **not recommend discharge of condition 6 landscaping** under this application Y/53/20/DOC until the above information is detailed in plan form and submitted for approval.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning



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To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: Y/53/20/DOC
Registered: 17th June 2020
Site Address: Yapton Metal Company Burndell Road Yapton BN18 0HP
Description of Works: Approval of details reserved by condition imposed under ref Y/53/20/DOC relating to Condition Nos 3 - surface water drainage, 4 - SuDs and 6 - hard & soft landscaping.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **2nd July 2020**.

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.

Yours sincerely

Mr S Davis

Planning Case Officer- Arun District Council



PLCONDOC (ODS) 2020