

From: Simon Davis
Sent: 27 November 2018 10:25
To: Planning.Responses
Subject: FW: Planning Consultation on: Y/62/18/OUT

2nd Landscape consultation comment.

From: Simon Davis
Sent: 27 November 2018 10:25
To: Sue Howell
Subject: RE: Planning Consultation on: Y/62/18/OUT

Hi Sue,

That clears it all up. Thanks.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Sue Howell
Sent: 27 November 2018 10:21
To: Simon Davis
Subject: RE: Planning Consultation on: Y/62/18/OUT

Hi Simon

Its ok I'm confused too!

MUGA contribution should be sought for this development (as it should for all the Yapton applications (Y/49/17/OUT, Y/93/14/OUT, Y/44/17/OUT, Y/80/16/OUT) the only issue is because of the evidence based work it would suggest that there is already MUGA provision within suitable distance. My comment re masterplan was simply because if we had master plan for all the above sites – rather than piece meal it would have given us a better steer as to whether we should have been requiring additional provision being sought (above the existing) relating to these additional sites and population increase.

So to conclude evidence would say that there potentially isn't a need, so therefore contribution not collectable from this application.

Hope that makes sense..... still confused..??

Kind regards

Sue

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD

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From: Simon Davis
Sent: 26 November 2018 15:03
To: Sue Howell
Subject: RE: Planning Consultation on: Y/62/18/OUT

Hi Sue,

Thanks for this. However, I am confused by what you say re the MUGA contribution. We need to specify the contribution at this time and incorporate into the S.106. We can't leave it to the reserved matters stage (and there is no guarantee that there will be any master planning of Yapton sites even if they are adjacent to/close together).

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Sue Howell
Sent: 21 November 2018 12:07
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: Y/62/18/OUT

Comments from Greenspace

Developments of between 10-200 dwellings are expected to provide open space on site. The Council's SPG guidelines which apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". Under superseded Fields in Trust guidelines (FIT) this recommends that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per person. The indicated plans would suggest an over provision of this minimum standard which is good to see.

It is good to see that the Proposed Site Layout dwg 101 Rev PO3 has considered amenity space within the proposal and provision of a boundary landscape buffer area which would also act as a green/landscape corridor has been proposed. As there are 33 dwellings proposed for this site, then provision of LAP and LEAP would be sought on site which have been provisionally indicated with the addition of Multi-Use Games Area (MUGA) contribution being sought. (Confirmation by

means of masterplan for this whole area and adjacent proposed new developments would confirm where/if there is a need for this MUGA contribution.)

Landscape – Any trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. Any trees in particular along the boundaries, which adjoin neighbouring properties could provide potential valuable screening and should be protected and retained. Any considered tree works within the site should be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) from the tree cover clearly seen to the periphery and in several locations of the site should extend into the development site. Before construction, a tree protection scheme must be in place for these adjacent trees whose root protection areas fall within the construction zone from neighbouring land. This would be required for both construction and heavy vehicle movements for deliveries. This should be in accordance with BS 5837:2012 'Trees in relation to construction' Trees of note are particularly apparent to the East of the proposals with noted Cat A and Cat B trees on/just beyond the site boundary.

Conditioned with any decision or a reserved matter would be the need for a detailed landscape scheme to be submitted for approval, detailing species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties, providing screening as required, whilst benefiting the aesthetics of the site. Good design consideration should also encompass pathway links within and beyond the development site and the connectivity to the wider community.

An indication of the future management responsibility and regime for areas of open space should also be provided.

In conclusion I would recommend no landscape objection to these proposals subject to submission for approval of the detail above.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD
[Redacted]
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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 13 August 2018 16:18
To: parks
Subject: Planning Consultation on: Y/62/18/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 Y/62/18/OUT

NO:

Registered: 3rd August

2018

Site Address: Clays Farm North End Road Yapton BN18 0DT

Grid Reference: 497773 103851

Description of Works: Outline application with some matters reserved (appearance, landscaping, layout & scale) for 33 No. residential dwellings, access, landscaping & associated works. This application is a Departure from the Development Plan.

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 14-SEP-18.

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

