

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 October 2019 08:29
To: Planning Scanning
Subject: FW: Planning Consultation on: Y/63/19/RES

From: Sue Howell [REDACTED] >
Sent: 15 October 2019 16:41
To: Planning.Responses [REDACTED]
Cc: Simon Davis [REDACTED]
Subject: FW: Planning Consultation on: Y/63/19/RES

Comment from Greenspace

Landscaping

Indicative landscaping was shown in the landscape Strategy Plan submitted under outline planning application Y/1/17/OUT which clearly showed a green corridor to the east of the proposals which would have formed and allowed for the protection of valuable wildlife habitat. This green corridor indication would also serve to allow space for the offsite trees to the east of the proposals affording them space and protection to grow. This green buffer also indicated a landscape scheme which included 'proposed large native tree planting along the boundaries and within the open spaces to supplement the existing vegetation and to increase biodiversity' This would also have allowed for mitigation tree planting to provide some screening to the existing dwellings to the east.

A superseded plan under the same application did indicate some rear garden segregation, but still allowed for this buffer to remain, this would now not appear to be the case in this reserved matters application. I would have to **recommend an objection to the omission of this eastern green corridor from this reserved matters application.** Whilst I see a general improvement in the allowance of a good section of POS to the south of the development along with inclusion of the footpath through this area, I feel that the loss of the public open space now shown to the east of the development is detrimental to the scheme and mitigation provision tree planting to this area as previously shown and approved will now not be possible.

Indicative planting has been included in substitute plans Planting plan 2076-TF-00-00-DR-L-3001 and Landscape General Arrangement plan 2076-TF-00-00-DR-L-101. Whilst some detail has been provided there are significant gaps in the detail provided where this reserved matters application should be for the submission of a full landscape scheme to be submitted for approval, detailing species choice, position, densities and size at time of planting. This is required 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 development. We note that the information contained within these drawings is insufficient in the detail above and whilst provides a scheme which is fitting for location in species choice further detailing particularly regarding quantities and densities still needs to be provided.

There is mention in the above drawings of unequipped Play area scheme, which needs to be elaborated upon regarding location and detail of what is to be included. Whilst a LAP is generally unequipped it is for the purpose of natural play and should therefore contain natural elements such as mounds, logs, boulders and would be expected to also include a seat and bin. Please ask for confirmation of the detail for this.

The reserved matters re landscaping following grant of Y/1/17/OUT are still requiring further detail and therefore I would have to recommend that these **have not been met under this application Y/63/19/RES** for reasons above



From: [planning.response](#)
Sent: 09 August 2019 09:36
To: parks
Subject: Planning Consultation on: Y/63/19/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/63/19/RES

Registered: 9th August
2019

Site Address: Bonhams Field Main Road Yapton BN18 0DX

Grid Reference: 497542 103474

Description of Works: Approval of reserved matters following the grant of Y/1/17/OUT for 56 No. dwellings with associated open space & creation of new access. This application affects the character & appearance of the Yapton (Main Road) Conservation Area & affects the setting of listed buildings.

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 13-SEP-19.

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 [REDACTED]

Regards
Planning Officer

consultee_email
