

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 October 2020 12:33
To: Planning Scanning
Subject: FW: Planning Consultation on: Y/71/20/RES

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Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 08 October 2020 17:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/71/20/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 08/10/2020

Application ref: Y/71/20/RES

Description: Approval of reserved matters following outline consent Y/88/18/OUT for the erection of 38 No. dwellings

Location: Land North of Yapton Church of England Primary School North End Road Yapton

Determining Authority: Arun DC

Summary recommendation: Recommend the landscape scheme proposed is broadly acceptable, however I would

Comments

Response

This response relates directly to this Y/71/20/RES 38no unit parcel only.

I have assessed the relevant dwgs with this parcel namely Planting Plan DD427 LO4, DD427 LO5, and DD427 LO6 plus associated Landscape GA Dwg DD427 LO1 and would comment in general as follows:

In general the detailed landscape proposals have shown a scheme which would be fitting for location in species choice, planting densities and size at time of planting. Given adequate maintenance these proposals should mature to form a scheme which is fitting for location and enhances the setting of the development. I would however raise for clarification the following points:

- Clarification re the Parish requested DDA compliant footway and PRow within the site and its connectivity beyond the site. It is not clear if this pathway has been afforded the stated buffer zone? And how it links to the adjacent development of Clays Farm? The drawings at present do not show a joined up network of pathways and the north/east connection appears to run over a grassed area and to a detailed close board fence without connectivity through. It is also unclear of how the pathway adjoins North End Road. It is also stated in the drawings that the pathway through the POS are to be 'hoggin' pathways? This may not be classified as a suitable DDA compliant surfacing and attracts maintenance issued in highly trafficked areas. Tarmac pathways would be more suitable for this purpose.
- Layout – It is a shame that the dwellings that sit at the entrance to North End Road face side on, therefore giving a view of side fences at the entrance to this site from North End Road. Planting along this entrance has been setback to allow for sightlines however as an entrance the present layout could be much improved.
- The POS in this section appears to be an open green area which is satisfactory, in light of the LEAP offer being provided in the southern adjoining parcel of development. It does however indicate logs and seating, clarification be sought regarding the formality of this and if this is shown as a LAP?

Maintenance responsibility should be confirmed in conjunction with the maintenance specification detail.

Recommendation/Conclusion

Recommend the landscape scheme proposed is broadly acceptable, however I would have to request clarification of the above raised points before I would be able to recommend approval of the RES application Y/71/20/RES Landscaping following outline consent Y/88/18/OUT.

Sue Howell

Leisure and Landscape Officer,
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 20 August 2020 11:50
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: Y/71/20/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/71/20/RES
Registered: 17th August 2020
Site Address: Land North of Yapton Church of England Primary School North End Road
Yapton
Grid Reference: 497801 103793
Description of Works: Approval of reserved matters following outline consent Y/88/18/OUT for the erection of 38 No. dwellings. This application affects Public Rights of Way.

The Council have received the above application.

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

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for on site mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. Off Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for off site infrastructure mitigation schemes. Therefore if this proposal triggers the need for off site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 24th September 2020 . 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 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

PLCONSULT (ODS) 2020