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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 26 January 2021 14:49
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: 26/01/2021

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.

This application affects Public Rights of Way.

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

Determining Authority: Arun DC

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

Comments

Response

Further to receipt of amended plans and specifically in response to superseded drawing Landscape General Arrangement plan DD 427 L01 Rev B I can see no positive landscape change and my comments and recommendation as detailed in my consultation response of 08/10/20 remain valid.

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 Rev B 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,
Greenspace + Emergency Planning

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



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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

Sent: 12 November 2020 16:34

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: Y/71/20/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

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
Category: Plan Applicat'n
Description of Works: Approval of reserved matters following outline consent Y/88/18/OUT for the erection of 38 No. dwellings, Public Open Space, a play area & drainage features. This application affects Public Rights of Way.

I am able to inform you that I have received an amendment to the above application dated 12th November 2020 relating to:- Amended plans

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **3rd December 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.

Yours sincerely

Mr S Davis

Planning Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLPECON (ODS) 2018