



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 15 July 2021 18:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: Y/71/21/OUT

Response to Planning Application.

From: Arun District Council Greenspace

Date: 15/07/2021

Application ref: Y/71/21/OUT

Description: Outline application with access for up to 73 No. new dwellings (but retaining Oak Trees & Little Meadow dwellings), 405 sqm of new light industrial buildings as part of an enlarged employment site & Public Open Space. The existing junction of Grevatts Lane West & Bilsham Road will be closed & Grevatts Lane West diverted to a new access point to the South. This application may affect the setting of Grade II Listed Buildings & is a Departure from the Development Plan.

Location: Land At Little Meadow And East Of Bilsham Road Yapton BN18 0JY

Determining Authority: Arun DC

Summary recommendation: The detail provided in this outline application whilst requiring further confirmation has considered and provided information to some degree re the impact of the proposals on the landscape. Recommend further consideration re layout and positioning of the POS area in relation to the dwellings should be considered in line with good design principals. Recommend that consideration is given re layout and the interface between the proposed light industrial and residential units. Recommend that POS areas are confirmed. Recommend **no general objection on landscape grounds** to the proposals, subject to the considerations and confirmations below.

Comments

Relevant landscape designations:

The site is partly land associated with a dwelling known as Little Meadow and a large shallow pond; partly an industrial compound (comprising a dwelling, Oak Trees, three buildings with hardstanding, storage containers and open storage; and partly grassland used for the keeping of horses, this includes a detached field to the south of Grevatts Lane West – Yapton.

The site is predominantly flat but there is a slight incline between Bilsham Road and Grevatts Lane West.

There are no physical, visual, historical or cultural links, protected landscapes, conservation area or Historic Parks or Gardens associated with this site. This application may affect the setting of Grade II Listed Buildings.

The site is located within the West Arun area.

South Downs National Park to the north.

Response

The site presently represents a mixed use site with some open undeveloped areas. The site presents sporadic trees in the wider site, with a line of Leylandii trees alongside the access from GLW. The trees within the site are solely to site boundaries and the application indicates that none will need to be felled. Boundary treatments mainly consists of post & rail, full/partial hedgerows or close boarded fencing.

The Illustrative Masterplan Drawing No. 18065-132A layout has shown 73 No. new dwellings (but retaining Oak Trees & Little Meadow dwellings), 405 sqm of new light industrial buildings and areas of Public Open Space.

Both the Illustrative Masterplan and the Landscape Strategy dwg 2243-TFC-00-00-DR-L-1001 are vague in detail and would require further detail to be submitted. Most of the POS areas shown appear in large blocks and to the periphery of the proposals but somewhat detached from the dwelling layout. 'Central Green' areas at the heart of the development would be preferable in line with good design principles, connecting the dwellings and providing surveillance over these areas and forming a village centre setting.

Developments of 73 (new) dwellings are required to provide both onsite facilities and offsite financial contributions as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020. These offsite contributions would be sought through CIL at reserved matters stage.

ALP policy OSR DM1 requires that housing developments provide sufficient public open space, playing pitch provision and indoor sport & leisure provision. In addition, policy HWB SP1 seeks to ensure that new development is designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities

A development of this size will require the provision of onsite POS minimum area of 5,139m² plus the provision of onsite, unequipped natural play LAPs to include such features as landform, boulders or logs, seat and litter bin and one onsite equipped LEAP 883m². The Masterplan presently indicates 2no LEAP/NEAP features but no LAP. Confirmation of the area of POS being proposed would be required.

There would appear to be little separation between the light industrial and the residential areas, buffer green infrastructure and consideration of the landscape setting should be considered rather than separation by acoustic barrier as indicated.

The apartment blocks would need to demonstrate private open space areas specific to these dwellings as detailed in The Arun Design Guide 2021.

The indicative layout appears to show an area detailed as potential SuDS within the POS area. Should the need for SuDS be required with the development then these areas should not be included in the total area of usable POS calculations. Further detail would also be required regarding depths and indication of timeframe for water holding periods ie dry feature or water holding body. This would be particularly relevant because of the proximity in relation to play and dwelling boundaries.

Allotment provision/contribution would be required from this development and has been shown in the masterplan. These would require further thought re access and potential parking for these.

Pedestrian and cycle routes within the development should be a considered design features and their meaningful connection to beyond the site further detailed.

A LVIA has been submitted with the outline application which has considered this development in the setting which is good to see.

Biodiversity Net Gain : In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain will need to be provided. Further information would be required demonstrating what will be included within the scheme and what level of net gain will be created from this

Impact

The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development. This would be particularly relevant because of the mixed use of the proposals and location to this rural fringe. Further consideration re layout and positioning of the POS area in relation to the dwellings should be considered in line with good design principals.

Mitigation/requirements

An existing green boundary is evident in places, this will require further boundary and native buffer planting treatment to enhance and improve. Further landscaping would be required within the development and POS areas to increase biodiversity and habitat within this rural fringe site.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. A robust and comprehensive planting scheme will need to be developed which includes a mix of evergreen and deciduous, native and ornamentals. Tree specification should be at a size which allows instant impact, but which will establish and mature as the site develops.

The trees and established hedgerows within the site provide valuable habitat, screening and ecological benefit. A biodiversity strategy will need to be submitted providing information on Biodiversity Net Gain needs incorporating a variety of ecological enhancements. Any considered tree work will need to be in consultation with Arun District Councils Tree Officer.

A clear indication of the proposed future management of the open spaces must be set out. A clear directive of responsibility should be set out with this statement explaining how the site will be maintained ie responsibility and regime of all POS, play and public realm areas. Commuted sums would be required should the POS or play areas be transferred to the LPA for maintenance.

A full and detailed landscape scheme will be required to be conditioned and 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, increasing biodiversity and wildlife habitat.

Recommendation/Conclusion

The detail provided in this outline application whilst requiring further confirmation has considered and provided information to some degree re the impact of the proposals on the landscape. Recommend further consideration re layout and positioning of the POS area in relation to the dwellings should be considered in line with good design principals. Recommend that consideration is given re layout and the interface between the proposed light industrial and residential units. Recommend that POS areas are confirmed. Recommend **no general objection on landscape grounds** to the proposals, subject to the considerations and confirmations above.

Sue Howell
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Greenspace + Emergency Planning

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

Sent: 28 May 2021 11:04

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: Y/71/21/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 No: Y/71/21/OUT
Registered: 25th May 2021
Site Address: Land At Little Meadow And East Of Bilsham Road Yapton BN18 0JY
Grid Reference: 497724 101828
Description of Works: Outline application with access for up to 73 No. new dwellings (but retaining Oak Trees & Little Meadow dwellings), 405 sqm of new light industrial buildings as part of an enlarged employment site & Public Open Space. The existing junction of Grevatts Lane West & Bilsham Road will be closed & Grevatts Lane West diverted to a new access point to the South. This application may affect the setting of Grade II Listed Buildings & is a Departure from the Development Plan.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 1st July 2021 .
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 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