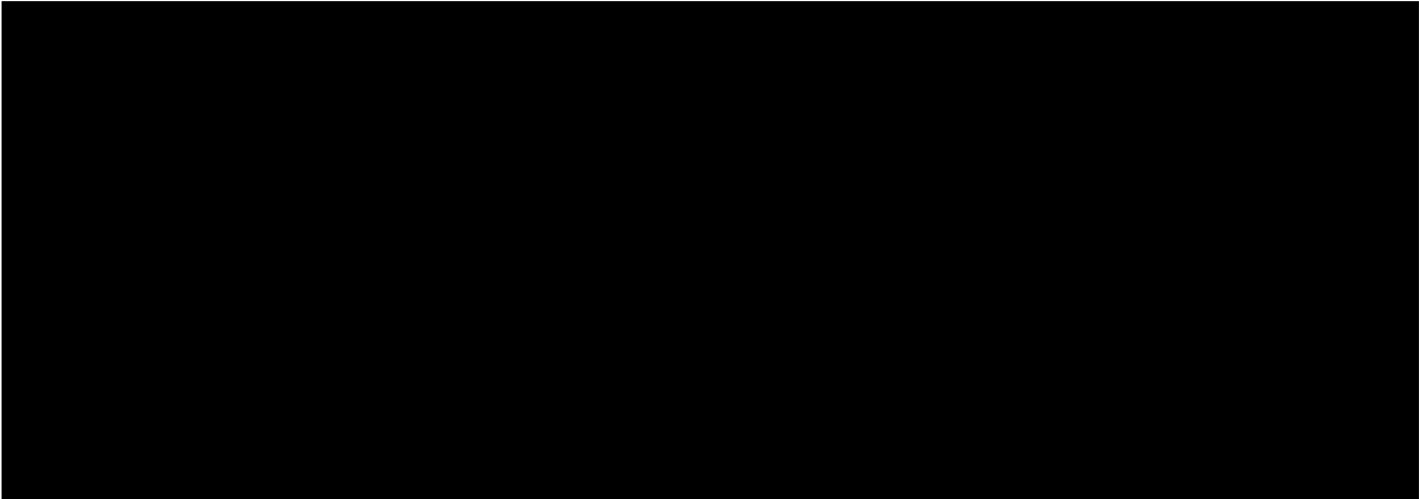



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 12 October 2020 13:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/72/20/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 12/10/2020

Application ref: Y/72/20/RES

Description: Approval of reserved matters following outline approval Y/44/17/OUT for the erection of 70 No. dwellings in the Arun District Council Greenspace Conservation Area & affects the setting of Listed Buildings.

Location: Land at Stakers Farm North End Road Yapton

Determining Authority: Arun DC

Summary recommendation: Recommend the landscape scheme proposed is acceptable, subject to maintenance of the scheme.
Y/72/20/RES Landscaping following outline consent Y/88/18/OUT.

Comments

Response

This response relates directly to this Y/72/20/RES Stakers Farm 70no unit parcel only.

I have assessed the relevant dwgs with this parcel namely Landscape GA DD427 LO1/LO2, Detailed planting sheets Planting Plan DD427 LO4, DD427 LO5, and DD427 LO6 DD427 L7 DD427 LO8 DD427 LO9 DD427 L10 Plus Play equipment dwg Plan DD 427 LO3 and would comment in general as follows:

In general the detailed soft 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 the following points:

- DDA compliant footways and PRoWs within the site need to have connection to the wider area and beyond the site. The drawings at present do not confirm these connections. It is shown in the drawings areas of pathway formation to be 'hoggin' pathways? These 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. (Hoggin pathways would not be supported if to be adopted by the LPA and would need to be tarmac)
- Play area – The play area dwg Plan DD427 LO3 has proposed an imaginative and well thought out play offer LEAP in this development (this is in addition to the land gift to the school) The play offer experience is good with a good mix of equipment and material choice. I would highlight however that hoggin pathways, hardwood play chips and the inclusion of coppiced play features would not be supported if to be adopted by the LPA because of maintenance requirements and should it be proposed for handover to LPA they would need to be amended – If this play area is to be maintenance company maintained and therefore no forward LPA maintenance liability going forward then happy for these to remain.

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

Recommendation/Conclusion

Recommend the landscape scheme proposed is acceptable, subject to maintenance responsibilities and liability confirmation and confirmation that the proposed high traffic pathways will appropriately surfaced. **Recommend approval of the RES application Y/72/20/RES Landscaping following outline consent Y/88/18/OUT.**

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 20 August 2020 13:35

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: Y/72/20/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/72/20/RES

Registered: 17th August 2020

Site Address: Land at Stakers Farm North End Road Yapton

Grid Reference: 497651 103616

Description of Works: Approval of reserved matters following outline approval Y/44/17/OUT for the erection of 70 No. dwellings, public open space, play area, drainage & landscaping. This application affects the character & appearance of the Main Road/Church Road Yapton Conservation Area & affects the setting of Listed Buildings.

The Council have received the above application.

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

This application has been identified as CIL Liabe. 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 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 (COB) 2020