[redacted]

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 20 October 2020 12:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: Y/78/20/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 20/10/2020

Application ref: Y/78/20/RES

Description: Approval of reserved matters following outline consent Y/92/17/OUT for 300 No. dwellings covering landscape, layout, public open space, drainage, scale & external appearance. This application affects the setting of listed buildings, affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & affects a Right of Way. This site falls within Strategic Site SD7 (Zero Rated).

Location: Land East of Drove Lane Yapton BN18 0EB

Determining Authority: Arun DC

Summary recommendation: Recommend approval of hard and soft landscape details contained within this **Y/78/20/RES with the exception of the Play area detail which still needs to be submitted for approval** and M specification and provider detail confirmed following outline approval Y/92/17/OUT

Comments

Response

This application was determined under application Y/92/17/OUT and further considered under Design Code application Y/41/20/DOC.

Consultation comments were given under the outline consultation which still stand and also when view in conjunction with the application with the adjoining site to the east.

Following submission of, Detailed soft landscape proposals for plots and hard and soft for POS JBA 19/291 – 01 Rev C, 02 Rev C, 03 Rev C, 04 Rev C, 05 Rev C, 06 Rev C, 07 Rev C, 08 Rev C, 09 Rev C, 10 Rev B and Illustrative masterplan JBA 18/019-SK01 Rev D I can confirm that the information submitted has provided a well thought out Landscape scheme which is fitting for location providing a good mix of native and ornamental trees and shrubs with suitable planting densities and size at time of planting. The large and well-located areas of POS to the periphery of the site and within these proposals will form a pleasant setting for this development where dwellings have direct access to these areas. The green corridor surrounding and through the site has the potential to aid and enhance wildlife and biodiversity habitat.

The drawing: Detailed soft landscape proposals for plots and hard and soft for POS JBA 19/291 – 08 Rev C details the central POS area where it is indicated for 'Play area location', and also reference to 'Play area designed by others' however there doesn't appear to be any detailed plans which show the proposals for these and the play provision offered. **This development triggers the need for onsite equipped Play to be provided and confirmation that this is being provided by the developer and the timeframe trigger for the installation needs to be submitted.**

We would need to see detail provided re the equipment choice, surfacing, fencing and connectivity to the pathway network for the formal play LEAP/NEAP and the design thought for the more informal natural based play space – LAPs

Detailed soft landscape proposals for plots and hard and soft for POS JBA 19/291 – 01 Rev C also indicates that a large area of POS adjacent to Canal Cottages is being provided, this needs to remain as POS accessible for all.

Accessibility within and beyond the proposals re PROW require that to promote its use it is recommended that all routes within the application site should be duel use (pedestrian and cyclists) with confirmation of width and surfacing in accordance with WSCC PROW criteria.

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

Recommendation/Conclusion

Recommend approval of hard and soft landscape details contained within this application **Y/78/20/RES with the exception of the Play area detail which still needs to be submitted for approval** and Maintenance specification and provider detail confirmed following outline approval Y/92/17/OUT

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 24 August 2020 10:04
To: Tree Landscape [redacted]
Subject: Planning Consultation on: Y/78/20/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/78/20/RES**
Registered:	24th August 2020
Site Address:	Land East of Drove Lane Yapton BN18 0EB
Grid Reference:	497380 103194
Description of Works:	Approval of reserved matters following outline consent Y/92/17/OUT for 300 No.dwellings covering landscape, layout, public open space, drainage, scale & external appearance. This application affects the setting of listed buildings, affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & affects a Right of Way. This site falls within Strategic Site SD7 (Zero Rated).

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 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 (ODS) 2020