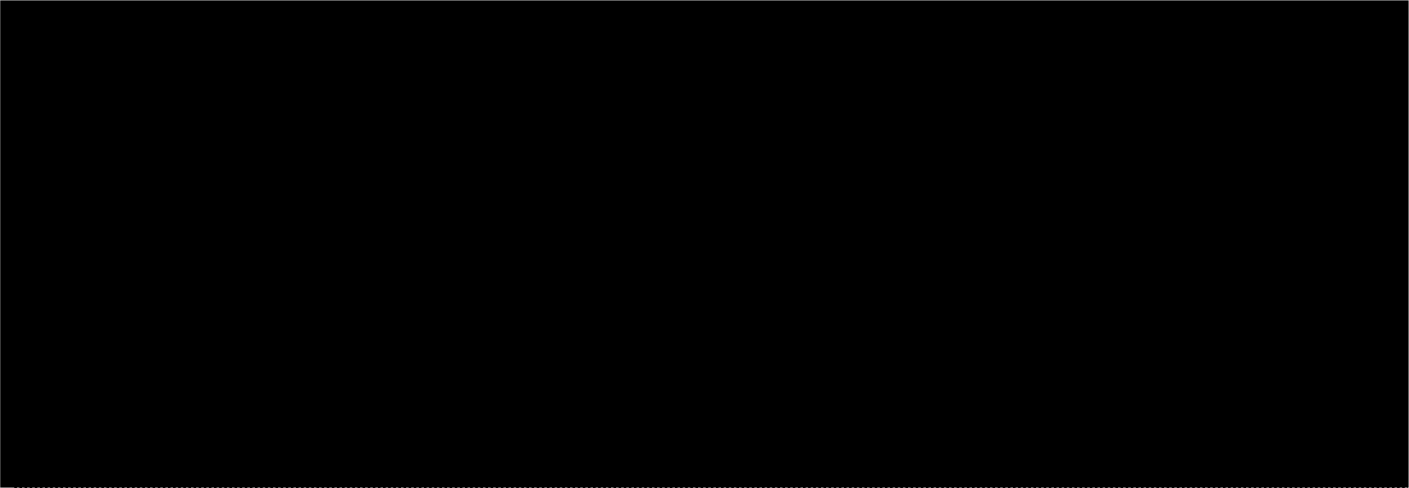


From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 01 October 2020 14:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/82/20/RES

Response to Planning Application

From: Arun District Council Greenspace
Date: 01/10/2020

Application ref: Y/82/20/RES

Description: Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space, strategic landscaping, 2.2ha of public open space, green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road (resubmission following Y/19/20/RES). This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way. This site falls within Strategic Site SP2 (Zero Rated).

Location: Land to the south of Ford Lane and East of North End Road Yapton BN18 0DS

Determining Authority: Arun DC

Summary recommendation: Recommend **approval** of hard and soft landscape details contained within this **Y/82/20/RES with the exception of the LEAP detail still required for submission and approval**, following outline consent Y/80/16/OUT

Comments

Response

I reiterate my consultation comments below made under Y/19/20/RES re Landscape details which remain relevant and valid.

I have further assessed the information submitted under Detailed Planting Sheets 1-8 of 8 0301-0308 01-Rev 6, 02-Rev 8, 03-Rev 8, 04-Rev 8, 05-Rev 8, 06-Rev 8, 07-Rev 5, 08-Rev 4 also Detailed setting out plans for trees 0601-0608 plans 1-8 of 8 Rev 4-8 and Detailed Play provision Lap 1 0502 Rev PL05 and LAP 2 0503 Rev PL05. Boundary treatment plan 0501 PL03 and Coloured Landscape Plan 0100 PL03

Assessment of the above Landscape proposals, Plant schedule and Maintenance specification 039 PL03, I can confirm that the information submitted has provided a well thought out 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 with these proposals, in particularly the southerly POS area 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.

Under Landscape Character the Inspector concluded that conditions requiring buffer planting therefore becoming acceptable in terms of landscape impact be imposed – these have been met by the introduction and inclusion of native understory and buffer forming planting mixes.

The drawings show 2no LAP in detail and 1no LEAP. The Laps are detailed in Detailed Play provision Lap 1 0502 Rev PL05 and LAP 2 0503 Rev PL05 of which I would recommend approval for providing two well thought out and imaginative schemes for this development, my only comment would be possibly to add litter bins to these details alongside the proposed seats.

There does not appear to have been submitted LEAP plans which show the proposals for the shown LEAP and the play provision offered. We would need to see submitted for approval the equipment choice, surfacing, fencing and connectivity to the pathway network for this formal play area.

We note the requirement for the large SuDS infiltration basin shown within the POS and the inclusion of marginal planting to integrate this as a positive design feature within the scheme. There has now been submitted cross sections of this along with boundary treatment. We would still advise that ROSPA or similar body are consulted re the proximity to the indicated LEAP.

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 upgraded to dual use (pedestrian and cyclists) with improved width and surfacing in accordance with WSCC PROW criteria. It is good to see the connecting pathway through the site making use of the POS and connecting the play features.

Maintenance responsibility confirmed in conjunction with the maintenance specification detail.

Recommendation/Conclusion

It is refreshing to see such a well thought out and well detailed landscape setting for this development proposal. Thought has gone into providing usable POS areas, integrated and well chosen play provision, connectivity and an overall quality landscape proposal.

Recommend approval of hard and soft landscape details contained within this application **Y/82/20/RES with the exception of the LEAP detail still required for submission and approval**, following outline approval Y/80/16/OUT

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 26 August 2020 09:35

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

Subject: Planning Consultation on: Y/82/20/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/82/20/RES
Registered: 21st August 2020
Site Address: Land to the south of Ford Lane and East of North End Road Yapton BN18 0DS
Grid Reference: 498095 103863
Description of Works: Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space, strategic landscaping, 2.2ha of public open space, green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road (resubmission following Y/19/20/RES). This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way. This site falls within Strategic Site SP2 (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

Michael Eastham

Planning Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLCONSULT (ODS) 2820