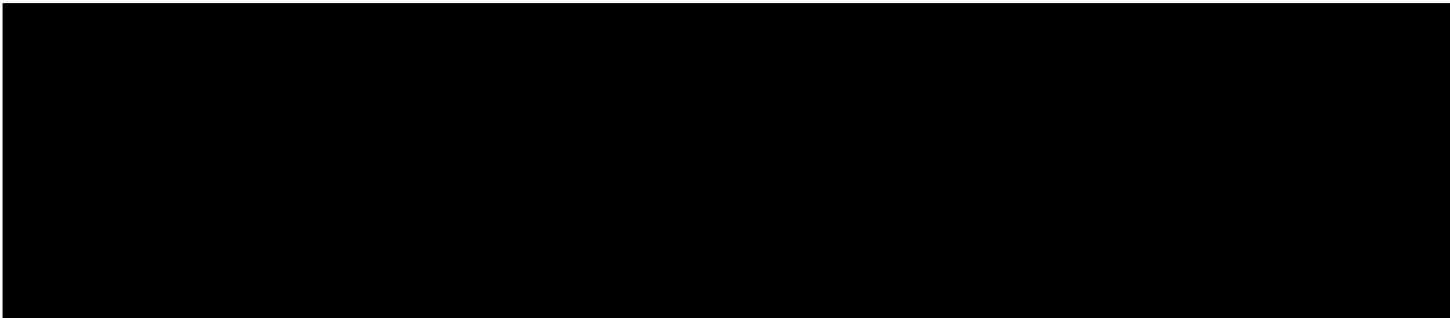
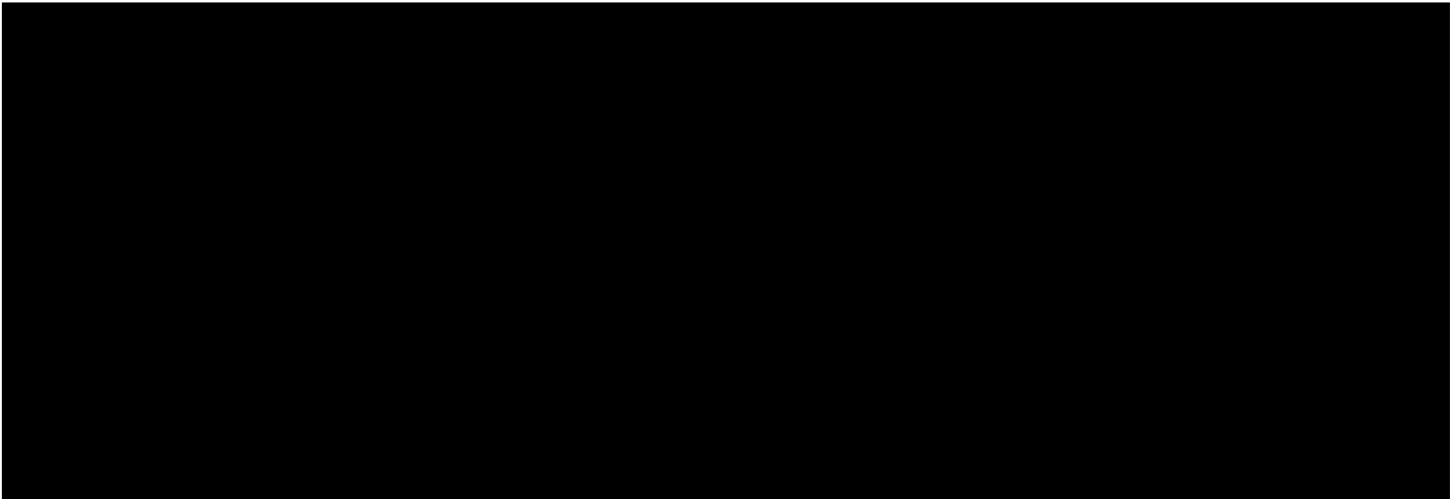


From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 29 October 2020 17:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/98/20/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 29 October 2020

Application ref: Y/98/20/PL

Description: Erection of 75 No. dwellings with associated parking, public open space & the creation of a new vehicular access. This application affects the character & appearance of the Main Road/Church Road Conservation Area & affects the setting of listed buildings.

Location: Bonhams Field Main Road Yapton BN18 0DX

Determining Authority: Arun DC

Summary recommendation: I would reconfirm that this site appears to be overdeveloped in line with good design practice. The landscape detail would need to be further detailed and submitted for approval, however I would be supportive to the approach of the proposed Community Orchard with offsite play proposed for this site.

Comments

Relevant landscape designations:

This application affects the character & appearance of the Main Road/Church Road Conservation Area & affects the setting of listed buildings.

South Downs National Park to the north.

Response

The indicative layout under this application, for an increase of 19no additional dwellings which is a revision to the previously agreed 56no dwelling development for this site Y/1/17/OUT = now 75no dwellings in total.

Within the proposals and largely unchanged from the approved application is an area of POS which sits to the front of the site in a prominent position. The applicant has confirmed the quantum of this being 6882m² which is in excess of our SPD requiring 6188m².

There has been discussion with Yapton Parish Council and agreement to include a Community Orchard on the site (as shown and detailed separately) and a commuted sum for the upgrade of offsite Play in the Parish. This was agreed and included in the S106 agreement under the original application Y/1/17/OUT. The same is being proposed for this application where I would recommend an uplift in the offsite figure payable for the proposed increase in dwellings now being proposed and otherwise I would be supportive of this approach.

I would advise that the 75no dwelling proposal looks very cramped and over developed, particularly in the north/west portion of the site which now accommodates many of the smaller additional units. The proposals presented in application Y/98/20/PL appear detrimental in design layout to those approved in outline Y/1/17/OUT where I reference the layout plans submitted at that time and my comments of 16/05/17.

Indicative planting was included in substitute plans Planting plan 2076-TF-00-00-DR-L-3001 and Landscape General Arrangement plan 2076-TF-00-00-DR-L-101. Whilst some detail was provided further detail would need to be submitted to include the additional plots and a full landscape scheme to be submitted for approval.

All other requirements in line with our SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020. would also remain relevant to this application with financial contributions sought towards playing pitches and ancillary/built facilities, swimming pools, arts and sports hall contributions.

Consideration of existing trees and hedges within the site would be required and any removals agreed with Arun District Councils Tree Officer. Existing vegetation to the perimeter of these proposals would need to be protected and retained.

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

Impact

The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development.

Mitigation/requirements

An existing green boundary is evident in places, this may require further boundary planting treatment to enhance and improve. Further landscaping would be required within the development and POS area 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.

A clear indication of the proposed future management of the open space 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 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 submitted for approval, detailing species choice, position, densities and size at time of planting. Given the rural character of the area the extent and nature of landscaping will be important and precise details will be required. 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.

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.

Recommendation/Conclusion

I would reconfirm that this site appears to be overdeveloped in line with good design practice. The landscape detail would need to be further detailed and submitted for approval, however I would be supportive to the approach of the proposed Community Orchard with offsite play proposed for this site.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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E: sue.howell@arun.gov.uk



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



Sign up to our newsletter [here](#)

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

Sent: 30 September 2020 08:49

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: Y/98/20/PL

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: Y/98/20/PL

Registered: 29th September 2020

Site Address: Bonhams Field Main Road Yapton BN18 0DX

Grid Reference: 497542 103474

Description of Works: Erection of 75 No. dwellings with associated parking, public open space & the creation of a new vehicular access. This application affects the character & appearance of the Main Road/Church Road Conservation Area & affects the setting of listed buildings.

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 29th October 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 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 (ODE) 2020