

-----Original Message-----

From: Michael Olliff [REDACTED]

Sent: 11 November 2017 17:55

To: Claire Potts

Cc: Michael Eastham; David Innes

Subject: Nyton Nursery Application AL/102/17/RES

Dear Ms Potts,

Further to our telephone conversation we are very concerned regarding the detailed landscaping proposals that have now been submitted. As you can see from the attached drawings, our property Jacaranda is adjacent to the site and the house is situated very close to the boundary. Our living room is on the first floor overlooking the site as is one of our bedrooms and our kitchen and dining room are on the ground floor. All these rooms have windows facing on to what is proposed to be a children's play area and cycle path. The cycle path is proposed to run immediately on the other side of our fence which will be within 2m of our house.

From looking at the landscaping plans for the whole development it would appear that all other existing houses bordering onto the proposed site are well screened with new or existing planting. Our property however, is going to be completely exposed with nearly all the very mature trees and shrubs being removed. We currently enjoy facing on to a natural wooded landscape and are well screened from the A29. If these plans are approved, then our quality of life will be significantly reduced. We will have to suffer the noise of the play area, cyclists and pedestrians walking close to our house and being able to see into our rooms and we will be greatly exposed to the noise and traffic pollution from the A29. These kinds of play areas like the one in Lime Avenue often attract teenagers after dark and we are concerned that as the proposed layout has no passive surveillance (except from us) it will encourage anti-social behaviour.

When the original outline application was submitted, we made representations and attended the public consultation sessions. We were given assurances by the developers and Arun DC Planning Officers that all efforts would be made to ensure we were well screened from the development and it would appear that these promises have been ignored.

We appreciate that these play areas have to be provided and that the footpaths are needed, however we do not feel that enough consideration has been given to how our quality of life will suffer. We have tried on many occasions to meet the developer, but they will not meet us to discuss our concerns. I have attached to this email a sketch that I have prepared that demonstrates how the play area and cycle way could be provided whilst at the same time retaining many of the existing trees so that there can be a landscaped buffer that will give us a bit of protection. We would also like some reassurances that lighting will be prohibited along our western boundary as these lights will shine either into our bedroom and living room if they are tall or into our kitchen and dining room if they are low level.

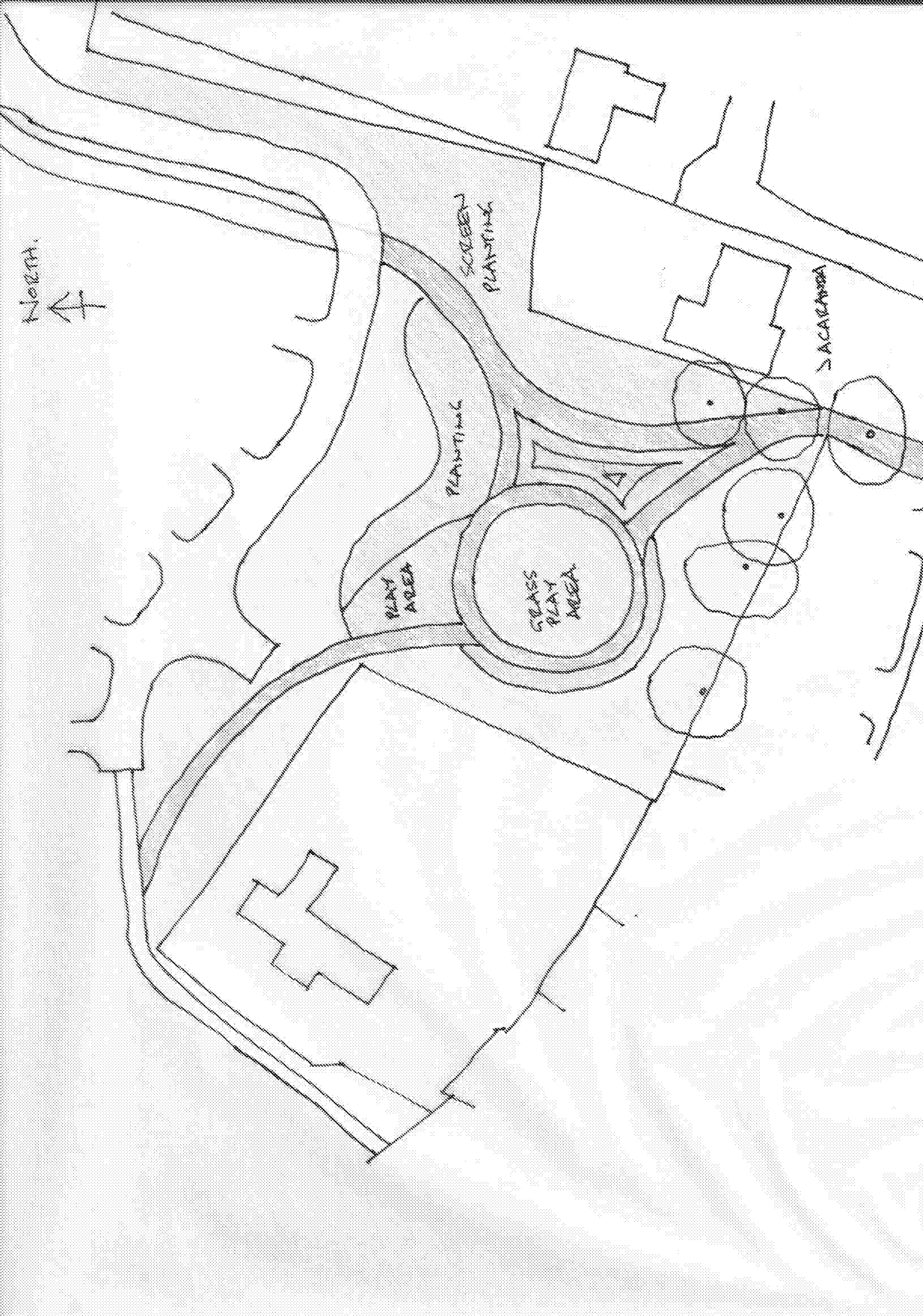
Another matter which is also of great concern to us is the proposal to remove some trees that are protected by Tree Preservation Orders. These trees are significant features in the village and the Holm Oak in particular is very special. Westergate used to have many of these trees and this is one of the last ones remaining. The Oak and Ash trees (T15, T17, T18 and T19) are acknowledged by the Arboricultural Consultant in the Tree Survey as being fine specimens with many years life in them. The only reason that the developer is planning to remove them is to put in the cycle route, which we strongly object to in this location and feel that it could be adequately provided along the access further to the west. A footpath could easily be accommodated whilst retaining these beautiful trees. There are other fine trees such as willows, hawthorns, elders etc that are also being proposed to be removed and whilst they are not as attractive visually do still provide valuable habitat to wildlife. On summer evenings we see bats flying around our garden, which we are sure will now be lost. We understood that the Tree Preservation Order covered more than just tree T15 and we hope that any application to remove these trees will be rejected.

We would be very grateful if you could meet us on site so that we can show you the issues first hand.

Yours sincerely

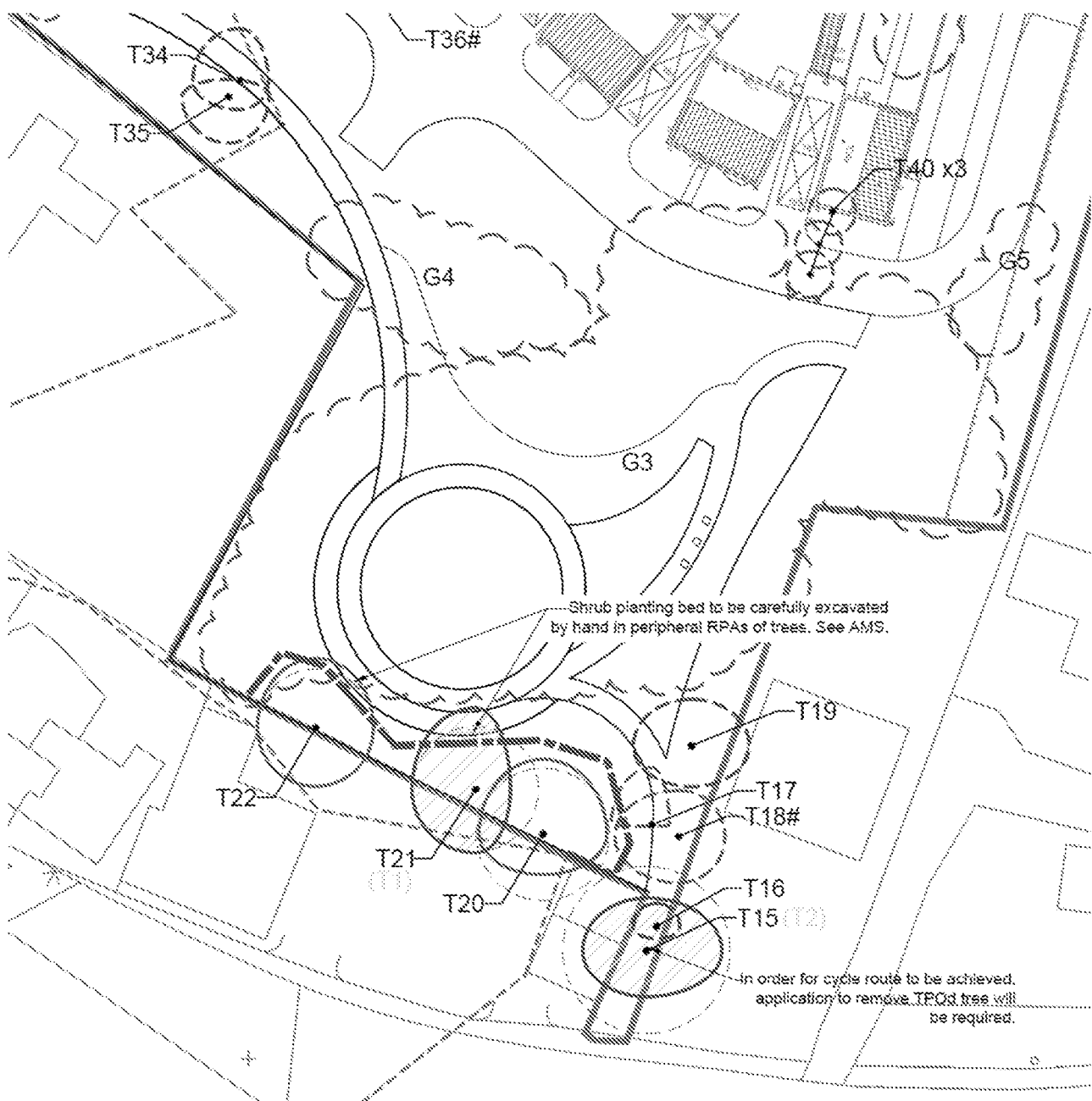
Michael and Paula Olliff
Jacaranda
Nyton Road
Westergate
PO203UN

NORTH.
↑



15	Overcast box Honey Locust	8.0	4.5	8.5	4.0	5.5	6.00	1.00	2.00	100	M	Good	Tree has had crown thinning with a relatively recently vigorous & asymmetric crown.	90+	82
16	Dead	7.0	2.0	2.0	1.0	2.0	0.21	1.00	2.00	100	-	Dead	Tree has died, unable to ID.	0+	0
17	Fraxinus excelsior/ Common Ash	12.0	9.0	1.0	9.0	2.0	0.05	1.00	3.00	100	DM	Fair/Good	Shed all lower phloem saplings with rise to north west. Crown tops central leader. 1 large split on north side of stem.	20+	130
18	Fraxinus excelsior/ Common Ash	13.0	4.0	4.0	4.0	5.0	0.21 0.20	2.00	3.00	5	DM	Fair	Estimated at ground level. Northern stem shows symptoms of bacterial canker and insect secondary work, significant reduction.	15+	110
19	Fraxinus excelsior/ Common Ash	13.0	4.0	5.0	3.0	3.0	0.50 0.20 0.28	3.00	2.00	100	DM	Overgrown	Tree damaged at ground level, unable to understand detailed inspection due to dense vegetation. Vegetation removed.	20+	82
20	Fraxinus excelsior/ Common Ash	15.0	8.5	5.5	8.5	5.5	0.10 0.10 0.20	4.00	2.00	5	DM	Fair	Multiple stems at ground level, both a central leader. Signs of bacterial canker. Root grafting noted. Dry on stem.	15+	02

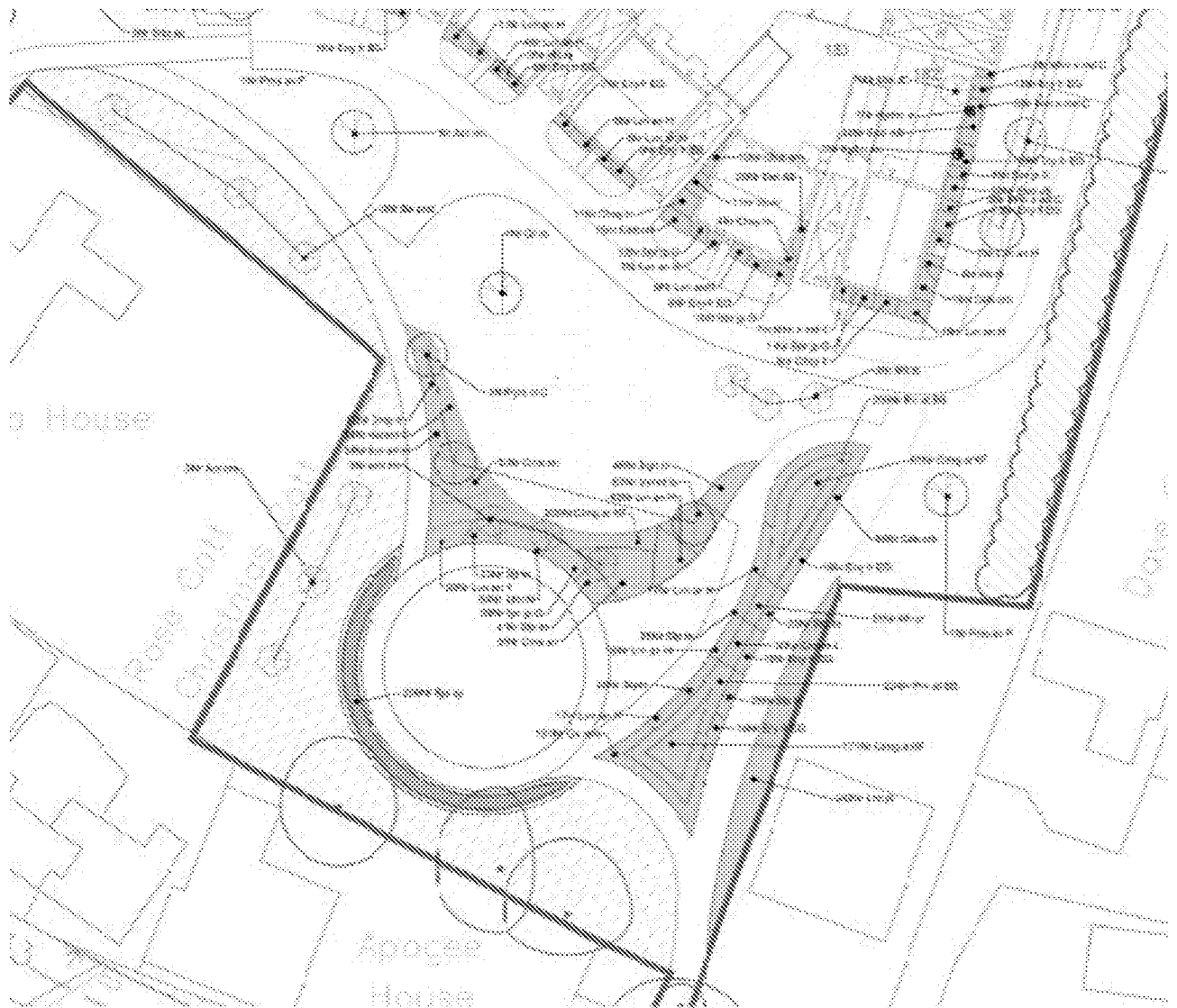
Extract from Tree Survey
Reference JSL2869_770

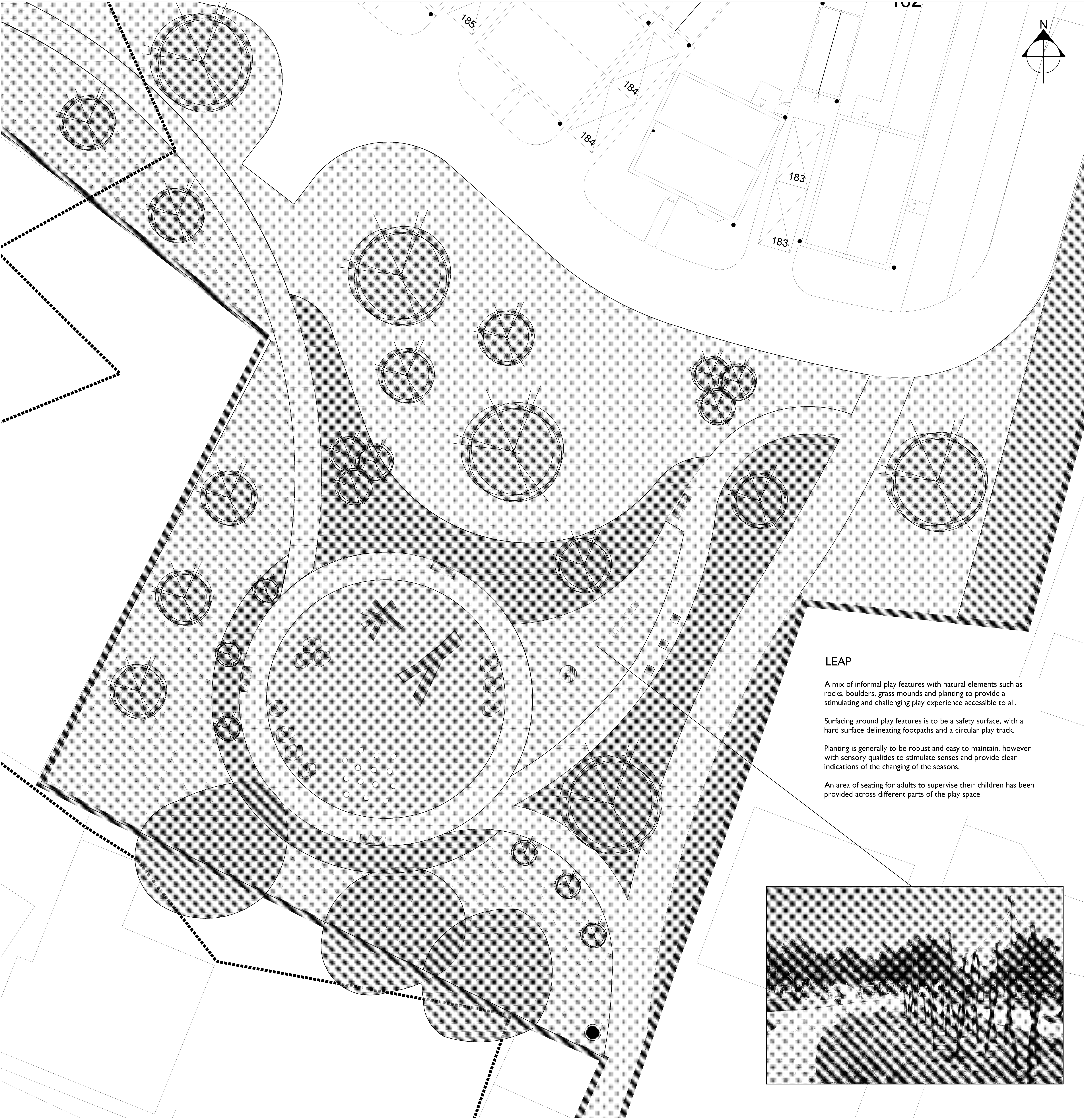


Extract from Tree Protection and Removal Plan Sheet 2 of 3
Reference JSL2869_712A



Extract from Play Strategy Southern LEAP
Reference JSL2869_102A





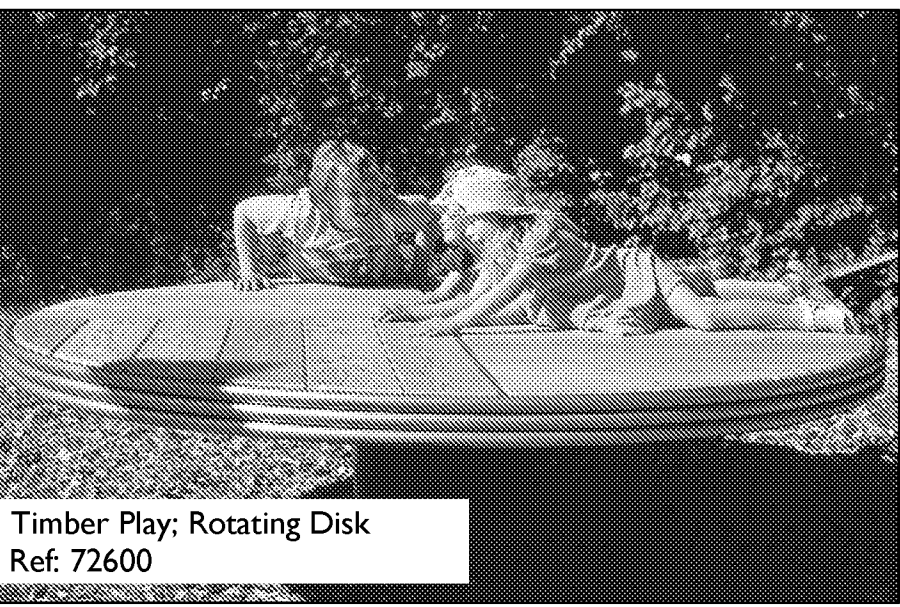
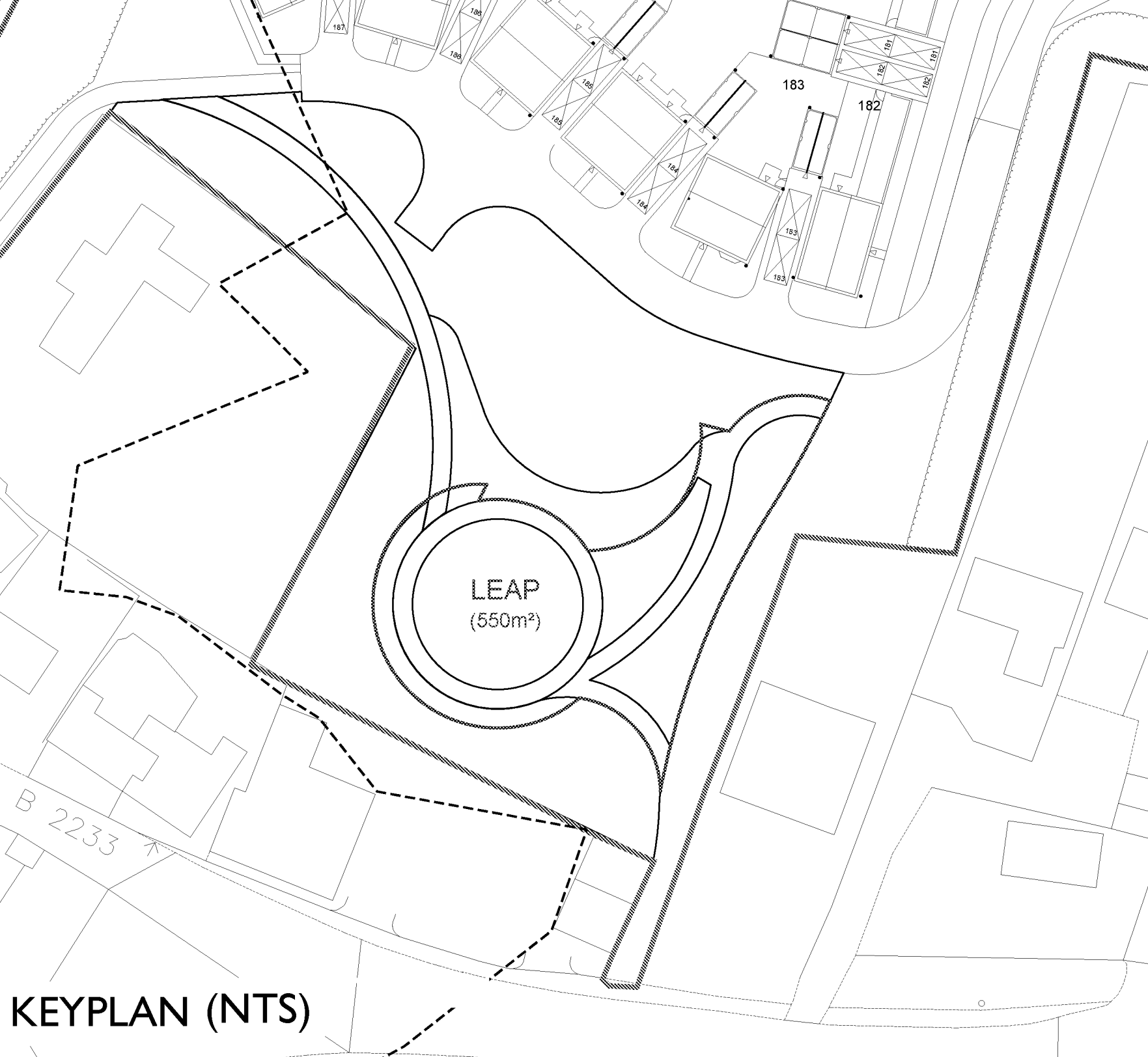
LEAP

A mix of informal play features with natural elements such as rocks, boulders, grass mounds and planting to provide a stimulating and challenging play experience accessible to all.

Surfacing around play features is to be a safety surface, with a hard surface delineating footpaths and a circular play track.

Planting is generally to be robust and easy to maintain, however with sensory qualities to stimulate senses and provide clear indications of the changing of the seasons.

An area of seating for adults to supervise their children has been provided across different parts of the play space



A range of LAPs, LEAPs and NEAPs are proposed to offer inclusive, safe and fun play opportunities for children of all ages, with an emphasis on natural play and timber play structures. The following publications have been used to inform the design process: Fields in Trust 'Planning and Design for Outdoor Sport and Play' (2008), Play England 'Design for Play: A Guide to Creating Successful Play Spaces', as well as scoring tested against RoSPA's 'Play Value Assessment'.

Planting: The open space is planted informally with a variety of tree, shrub, grassland and other plant species for habitat diversity, seasonal interest and offer a range of sensory experiences.

Enclosure: The play spaces are designed to be open areas of play with no physical boundaries or means of enclosure, in this way they are inviting to all and offer free flow of users and are fully integrated within the wider green open space.

Play Elements: A selection of key play elements are outlined on the layout.



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KEY
HARD LANDSCAPE

- HARDSTANDING SURFACING
Block Paving
- FOOTPATH SURFACING
Blumen macadam
- SAFETY SURFACING
Wetpour Rubber Crumb
- SAFETY SURFACING
Rubber Safety Grass
- SAND PIT
Playsand

SOFT LANDSCAPE

- PROPOSED TREE
Semi Mature
- PROPOSED TREE
Extra Heavy Standard
- PROPOSED TREE
Light Standard
- PROPOSED TREE
Multi-Stem
- ORNAMENTAL SHRUB PLANTING
Structural shrubs and grasses
- MEADOW GRASSLAND
- AMENITY GRASSLAND
- ROBUST ORNAMENTAL GRASS
Low growing grasses
- BUFFER PLANTING
Native Shrubs and Trees

STREET FURNITURE

- DOG BIN
- LITTER BIN
- TIMBER SEAT
- CONCRETE CUBE SEATING
600 X 600

PLAY EQUIPMENT

- WOODEN SLALOM PLAY POSTS
Various heights and colours
- PLAY ITEM - JUNIOR
Timber Play; Rotating Disc (72600)
- PLAY ITEM - ALL AGES
Timber Play; Totter beam (6.05000)
- PLAY ITEM - ALL AGES
Smooth play boulders, ave 1.0m Ø
0.5m high
- PLAY ITEM - ALL AGES
Climbing tree trunk / seat

A	Layout revised	08/17	SH	DC
Rev	Description	Date	Initial	Checked



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Client **Taylor Wimpey
Southern Counties**

Project **Land at Nyton Nurseries
Westergate**

Title **Play Strategy
Southern LEAP**

Status **Planning** Drawn By **CP** PMA/Checked by **NJ**

Job Ref **JSL2869** Scale @ A0 **1:100** Date Created **August 2017**

Drawing Number **102** Rev **A**

Rev

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