

MEMO

22 August 2011

FROM:

Greenspace Engineering and Emergency
Planning

TO:

Neil Crowther
Planning Services

**THE WOODGATE CENTRE WOODGATE ROAD WESTERGATE PO20 3GU – AL/69/11
AL/70/11**

1.1 Arboriculture Assessment.

Comments in relation to the trees on site will follow in due course

1.2 Biodiversity

It is noted that due to the time of year of the Daytime Bat Scoping Survey a recommendation to undertake a dusk emergence, dawn return survey should be undertaken. This will complement the existing survey and complete the information in relation to bats for the development site.

Other recommendations of the biodiversity surveys should be conditioned with any outline permission.

A construction phase management plan should form part of a condition of any permission.

1.3 Public Open Space

There is a requirement for both public open space and play provision to be provided with the development.

The Council's SPG remains relevant though is due to be superseded by an emerging SPD. This SPD is based on a PPG17 document entitled Open Space Sport and Recreation Study (March 2009).

A development of up to 100 houses will produce a population of 220 people. There is a requirement of an area of 9262 m² of public open space with this development. The figure stated as being provided at 7115 m² within the red edge of the development is therefore insufficient. The adjacent open space area is noted, but unless the red edge is extended to include part of this area the proposal in terms of open space provision is inadequate.

For a development of this size formal sport provision is not required, however there is a requirement for outdoor sports and according to the PPG 17 study this has the

largest open space requirement at 3500 m2. This typology of open space would be expected to be used for ball games and other more informal sports uses.

It is noted that the open space areas have been centred around areas where trees exist on site which appears a sensible approach. However this has resulted in several fragmented areas. This together with the requirement for a large area of the open space to be for outdoor sports and that there is currently an under provision underlines that the proposed open space provision is inadequate.

The provision of play for the development is adequate. The location near housing is questionable, their location is critical to their success or failure. They must be located allowing a buffer of POS between these areas and housing, in accordance with FIT standard (formerly NPFA). The detail of provision would need to be conditioned or form part of a reserve matter with any permission.

An indication of the future management responsibility for areas of open space should be provided, though it is understood this is an outline application.

1.4 SUDS

No information on whether SUDS form any part of the open space areas; by their nature they are included with POS areas. The full implications of any scheme must be provided to ensure this sits well with any POS provision. This information must be provided as part of the outline application.

1.5 Landscaping

Only minor indicative planting has been illustrated with the plan and is therefore inadequate. This would result in poor quality open space as shown at present.

The provision of detailed landscaping for the development as a whole must be conditioned or form part of a reserve matter with any permission.

1.6 Summary

The information provided with the application is incomplete as identified above; further information must be provided in order to provide a recommendation.

Further provision for landscaping must be made.

The open space provision it is inadequate; an objection to this scheme is therefore made.

Joe Russell-Wells