

Amber Willard

From: Richard Temple
Sent: 19 January 2018 09:17
To: Amber Willard
Subject: FW: Planning Consultation Greenspace on: WA/73/17/OUT
Attachments: 6462-04 -landscape.pdf

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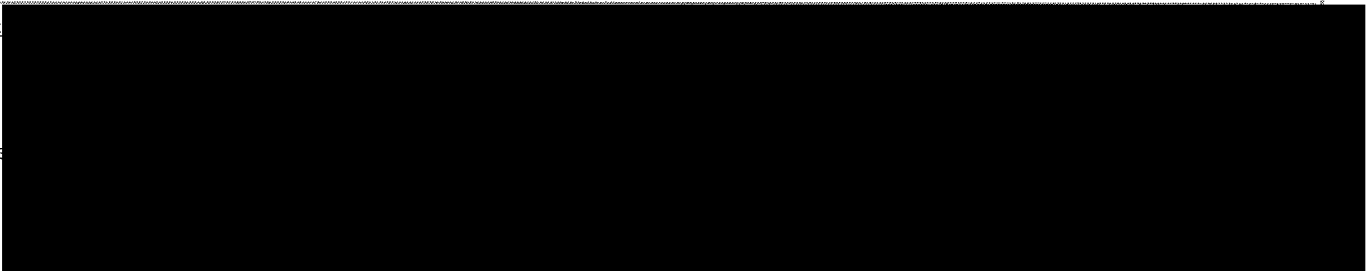
Hi Amber,

Can this be included as a supplementary landscaping plan and emails as information please?

Thank you

Ric

Please



From: Ben Daines [mailto:
Sent: 18 January 2018 12:52
To: Richard Temple
Cc: Huw James; Kean Elliott
Subject: RE: Planning Consultation Greenspace on: WA/73/17/OUT

Dear Richard,

I refer to the email you sent Huw James this morning regarding open space.

In relation to the provision of public open space on the site, the proposed development at Wandleys Lane provides a total of 20,360sqm of public open space. Using the FIT standard of 32sqm per person, as recommended by Sue Howell at the pre-application stage, this would generate a requirement for approximately 11,555sqm of open space. As you can see, we are nearly doubling this requirement in terms of on-site provision. If we were to use the NPFA standard of 24sqm as referred to in the Council's Open Space & Recreation Standards SPG, the requirement would be 8,666sqm which we clearly exceed considerably.

Nevertheless, in response to Sue Howell's email, we have broken the open space down into three different elements as shown in the attached plan. These are as follows:

- Open space – 12,990sqm
- SuDs features – 2,550sqm

- Wooded areas – 4,820sqm

As can be seen from the above figures, even if you subtract the SuDS figures and wooded areas, the amount of open space provided is still in excess of the Council's open space requirement of 11,555sqm. However, it should be noted that the SuDS features are actually attenuation basins rather than ponds, and would only be full in times of heavy rainfall and therefore usable as open space for most of the year.

Additionally, discussions I had with the greenspace officer prior to submission of the planning application confirmed that the ancient woodland buffer area would be likely to fall under the definition of amenity greenspace or semi-natural greenspace and would therefore still constitute public open space.

I can confirm that we are happy to accept either of the proposed financial contributions for the MUGA.

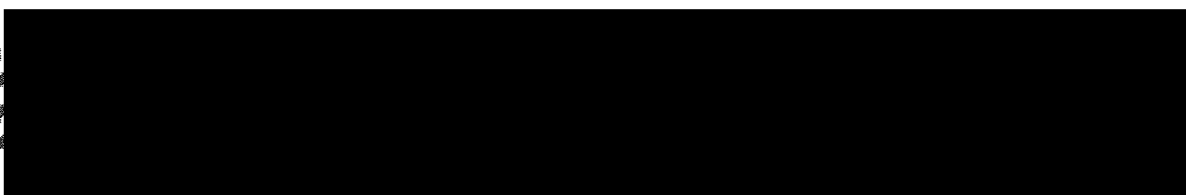
Please let me know if you have any queries or require any further information.

Kind Regards

Ben Daines MRTPI
Senior Planner

ECE Planning

3 Significant Planning Approvals in the South Downs National Park – click [here](#) to read more



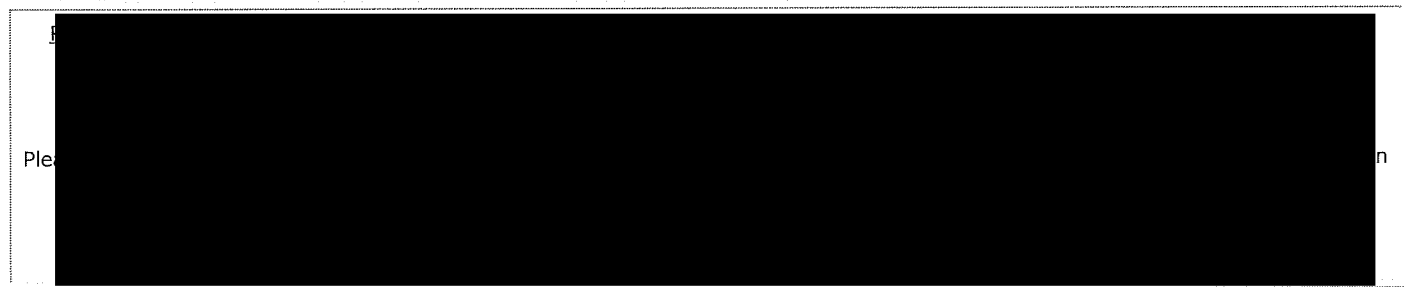
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From: Richard Temple [mailto:[\[redacted\]](#)]
Sent: 18 January 2018 10:30
To: Huw James
Cc: Ben Daines
Subject: FW: Planning Consultation Greenspace on: WA/73/17/OUT

Morning Huw,

Further to my email yesterday, please find further comment from Greenspace (in red) below.

Regards,



From: Sue Howell
Sent: 17 January 2018 17:15
To: Richard Temple
Cc: Michael Eastham; Rachel Alderson
Subject: RE: Planning Consultation on: WA/73/17/OUT

Hi Richard

Ok so have just got back to this one!
I have responded to the specific questions below in red which I hope will answer your questions

Kind regards

Sue



From: Richard Temple
Sent: 09 January 2018 10:18
To: Sue Howell
Subject: RE: Planning Consultation on: WA/73/17/OUT

Hi Sue,

Thanks for the email below.

Would we agree the quantity of POS in the S106 agreement? Yes we need to know the area of POS being provided within this development in order to be certain that it is meeting our SPG for onsite POS provision. This figure needs to come from the developer, who should be able to quantify.

What would be the financial contribution for LEAP, LAP, MUGA? We would be looking for **onsite** LAP (non equipped local area play) and onsite LEAP (local area play to be equipped with at least at least 6 play experiences) we would only be looking for a financial contribution towards MUGA which would be for offsite allocation (not entirely sure where located but if for a new facility this would be calculated as 157no units x £725/dwelling or if to fence around or upgrade an existing facility then it would be calculated as 157no units x £200/dwelling. We would need to do some further work to find out which of the above MUGA categories this site would fall into.

I ask as the agents are seeking to agree a S106 on the application at the moment.

Regards,



From: Sue Howell
Sent: 11 December 2017 16:27
To: Planning.Responses
Cc: Richard Temple; Michael Eastham
Subject: RE: Planning Consultation on: WA/73/17/OUT

Comments from Greenspace

Public Open Space

The Council's SPG guidelines apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". This requires that 2.4 hectares of open space (or six acres) are provided for every 1,000 people ie 24 square metres of open space per person. Under superseded Fields in Trust guidelines (FIT) this requires that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per person. **We would require confirmation of the quantity of area of public open space being proposed with this development**, the proposed indicative layout indicates open areas and SuDS areas within these, which may make some of these unsuitable as areas of POS. Any SuDS areas, would need to be considered in the landscape context if they are included within POS areas as these have the potential to be unusable areas if in time drainage requirements increase, which would limit the available POS space. These areas are also indicated in close proximity to the indicated play, we would require RoSPA to be consulted re suitability of this siting and also further detail re any fencing which may or may not be required.

With the number of dwellings on this proposal being up to 157no this would trigger the need for onsite LEAP, LAP, MUGA – contribution-(This would be towards offsite provision to be advised) as well as landscaped open space areas.

The landscape proposals will need to make provision for new planting that will subsequently reinforce screening of the site, improve biodiversity and enhance the landscape character of the site and its surroundings. Further detailing of this to be approved by the LPA. Detail of maintenance provision to be provided and commuted sum payments required towards the maintenance of open spaces where these are provided on site and if taken on by the LA. Section 106 monies in addition for infrastructure to be concluded.

Landscaping

We note there is a requirement for any scheme, in accordance with policy to be of High Quality Design, the nature and usage of this development should not compromise this requirement. The emerging landscape design aims should be

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment

The provision of landscaping for the development must be subject to further detailing. Some indicative landscape areas have been illustrated within masterplan dwg no 2727-LA-01 however these appear to be sparse within the development with no obvious links to the bands of periphery buffer POS areas. A larger area of central open space would make a

nicer setting, with housing fronting this feature. The inner roadways also appear sparse in landscape provision which should be addressed to improve the greening of these areas.

Forming part of any application and prior to any consent being given a full landscape scheme should be submitted for approval, detailing species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained in the locale, so that a clear picture of the proposals can be seen. These details are required to assure the adjacent land setting is maintained, the setting is uncompromised and the proposals are appropriate to its setting also its proximity in relation to the neighbouring South Downs National Park to the North. The long term management of the developing landscape would need to be considered. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats.

Arboriculture

A tree survey has been submitted which takes into account proximity to the semi-ancient natural woodland at Wandleys copse. A buffer zone in the form of POS has been shown to this area where access and footway links will require further detail as the layout is confirmed.

Any significant existing trees along the boundary edge should be identified for retention and must be protected during the works if they are identified to provide good visual amenity in addition to their biodiversity importance. Any trees that have the potential for a long life expectancy, with potential to become a prominent feature within the landscape and are worthy of protection, with adequate fencing according to the BS5837 (2012) Provision for fencing according to each of the trees' correct and calculated root protection area must be erected prior to the commencement of any development activities.

I would recommend that all of the above points are addressed as part of a comprehensive and valid application at a further detailed stage and conclude no objection to the proposals as outlined within this application subject to approval of additional information detailed above.



