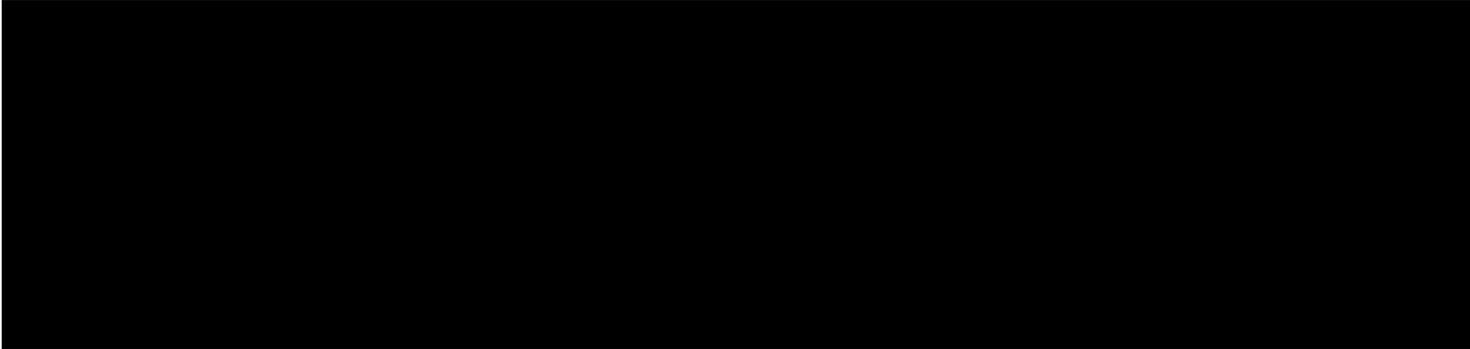




From: Sue Howell
Sent: 05 December 2018 14:44
To: Planning.Responses
Cc: Michael Eastham
Subject: FW: planning application Ref: WA/95/18/RES

Comment from Greenspace

Developments of up to 175 dwellings or more are expected to provide open space on site. The Council's SPG guidelines which apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". Under updated Fields in Trust guidelines (FIT) this recommends 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 areas of public open space being proposed with this development.

The open space areas indicated on the layout plan would appear to be in excess of the minimum required which is good to see, although mostly shown to the periphery of the development where some internal green space areas may be beneficial plus giving the opportunity of green links within the development. The proposed number of dwellings proposed for this site, would trigger the requirement of LAP and LEAP provision which is indicated with the open space provision plan and again shown within the landscape masterplan drawing CSA/3823/111 October 2018. The detail differs within these two plans re quantity and location of the LAPS shown. Whilst LAPS are intended to be largely unequipped areas they are still required to provide function and some purpose in the form of natural paly (i.e.logs/mounds/wooden feature) and seating, but focussing on quality rather than quantity, we would therefore require confirmation of the intended locations for approval.

The LEAP as shown in Landscape Masterplan CSA/3823/111 October 2018 does appear to be tucked in the far corner of the site and is now shown to have a pathway running through the centre which whilst connectivity to pathways for accessibility is required, a main pathway route through a play area would not be supported. Locating the play area more centrally within the development should also be considered.

Reccomendation for the provision Multi-Use Games Area (MUGA) was made at PAA stage and again at approved outline stage, where the preference and support documentation was made for MUGA rather than tennis court provision. MUGA are fast drying all year round play surfaces with a low maintenance cost which appeal to a wide demographic due to the range of activities they facilitate and accessibility they offer. Representation was made by Walberton Parish Council who also supported MUGA provision for this development.

The central open space I feel could be improved upon as this is a substantial development where the incorporation of a good quality central green could benefit the whole development. Open space recreation facilities (sports pitch contribution) would need to be concluded and confirmed.

The open spaces must be designed to include dog bins, litter bins, fencing and to prevent vehicular access except for maintenance. There must be no small unusable pockets of open space. SuDS areas whilst potentially integral to the site must not form part of the usable Public Open Space calculations.

Consideration must be made of the Grade II listed building to the north of the proposed development and the buildings of special character and Walberton village conservation area to the south and south east of the proposals.

An indication of the future management responsibility for areas of open space should be provided. A commuted sum for future management / maintenance to be calculated for the local authority if the LA is to adopt the play areas and open spaces.

Landscape/Tree protection

The application site sits within an open rural fringe which has far reaching views. Consideration must be given to the retention of existing vegetation to the periphery and to be mindful of any construction or site trafficking which may affect existing and neighbouring vegetation which would need to be protected in line with BS 5837:12 Any tree works to the site to be in agreement with Arun District Councils Tree Officer.

The site is screened to some minor degree to the boundaries with significant and valuable tree cover and areas where screening may be required to the properties which lie to the south and east of this proposal. A substantial planting scheme with a selection of semi mature specimens will be required to provide screening to these neighbours. New planting proposals must also be considered in relation to the wider viewpoints. Consideration should be given to species choice for these locations. New planting proposals would be required to be plotted in plan form showing the location of these with quantities proposed, densities and size at time of planting.

Proposed planting would need to be sufficient in height with a mix of tree and shrub species that are sufficiently fast growing to provide a year round interest. Any screening proposed will need to provide a good mix of native species which when planted should establish quickly to form a balanced and appropriate planting scheme. This will in turn over time create a different habitat with differing biodiversity habitats forming. The proposals could provide the opportunity to enhance existing vegetation and to secure on-going management of any structural vegetation within the proposals.

A full landscape scheme should be submitted for approval, some indicative planting has been illustrated, this would need further detailing for approval and 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.

Any trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. Any trees in particular along the boundaries, which adjoin neighbouring land could provide potential valuable screening and should be retained particularly those adjoining the settlement boundary. Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) should extend into the development site and to those in neighbouring land. Before construction, a tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. This should be in accordance with BS 5837:2012 'Trees in relation to construction' Any removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the semi-rural setting.

Biodiversity and Ecology

Clearing of any vegetation must not be carried out during the bird nesting season.

A reptile survey would need to be carried out prior to works commencing on site.

Vegetation to the boundaries to be retained

Recommend bat and bird boxes to be provided to enhance the ecological potential of the site and mitigate for the loss of any mature vegetation.

I would recommend that the RES application take into account the comments above and have no objection subject to the clarification, submission and approval of the information requested above.



From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 14 November 2018 15:49
To: parks
Subject: Please find attached amendment on planning application Ref: WA/95/18/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION WA/95/18/RES

NO:

Registered: 06-NOV-
18

Site Address: Land east of Tye Lane Walberton

Grid Reference:

Category: Plan Applicat'n

Description of Works: Approval of reserved matters following outline consent WA/44/17/OUT for the erection of 175 No. dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, allotments, play areas/equipment & community orchard & other associated infrastructure & engineering works. This application may affect the character & appearance of the Walberton Village Conservation Area.

I am able to inform you that I have received an amendment to the above application dated 14th November 2018 relating to:- error in advertising

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment

you should click the link below and then click on 'comment on this application'. Please make any further comment by 13th December 2018.

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.

[Click here to make further comments](#)

The officer dealing with this application is Michael Eastham who can be

contacted on telephone number 01903 737772.

Thanking you in anticipation

Planning Case Officer

pmac21_email
