
CONSULTATION RESPONSE MATRIX

LAND EAST OF TYE LANE, WALBERTON

ON BEHALF OF: LINDEN HOMES (SOUTH) AND WATES DEVELOPMENTS

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004

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	LPA Comment	Designer Response	Relevant Plan
Preapplication comments			
1	Connecting the cul-de-sacs around the north and east edges to present a clear circulation strategy and a hierarchy of routes (as per the approved Access and Movement Plan);	The approved parameter plan listed in condition 4 of the decision notice does not show the detailed access and movement parameters. The outline DAS shows how the scheme could be developed but it is not mandatory. In designing the layout, regard has been had to the connectivity of the site and the individual blocks as well as ensuring an efficient use of the roads. The use of lower hierarchy roads on the edges of the blocks allows for softer edges to be created whilst strengthening the overall road hierarchy and legibility through the site. The majority of the northern and eastern edges are connected via roads and/or paths. In any case, the layout fronts out onto the POS which surrounds the site. This provides for informal pathway connections between the blocks.	Proposed Layout Plan
2	Greater number of foot / cycle connections to the existing network;	Addition links have been added connecting on the footpath at Avisford Park Road and a lower key pedestrian link to the southern corner leading to Tye Lane. Overall the scheme continues to provide all of the links shown on the illustrative masterplan with the exception of the link to the Golf Course which is not deliverable due to being private land. These include; • Pedestrian/Cycle link to Tye Lane • Pedestrian link to Tye Lane • Link to Recreation Ground/Primary School • Link to Avisford Park Road • Link through main site access • Links throughout proposed layout	Proposed Layout Plan
3	Integrated open space strategy combining areas of play (LAPs, LEAPs and MUGA), drainage, connections and Green Infrastructure to assist in linking-up the proposed new homes within the wider context;	Layout proposed includes a play strategy which provides a range of facilities meeting local need and positioned on the site to provide reasonable accessibility for existing and new residents in Walberton Combined play strategy provides for enhanced formal play equipment with the provision of 2 LEAPs and other informal Doorstep Play areas (LAPs) throughout along with the proposed tennis courts, allotments and community orchard. Quantum of POS significantly exceeds the LP requirement of 13,440 sqm based on 32 sqm/occupant established on the outline stage. Drainage infrastructure located in appropriate positions on site and landscaped forming part of the overall character Links around the development provide a series of formal and informal	Please refer to the submitted detailed Landscaping Plans Please refer to Landscape Framework Plan (pg 32 DAS). Please refer to Play Strategy Plan.

		paths and connections leading to the variety of community facilities on site. The proposed layout is consistent with the Green Infrastructure Plan within the Outline DAS (pg 51) and the illustrative details on play provision and overall landscape strategy.	
4	Re-introduce a continuous planting buffer along the northern edge of the site with Avisford Park so as to reduce visual impact, and form an edge to the settlement, and the re-introduction of the linear park which ran north-south through the centre of the site, as shown on the indicative layout plan that accompanied the outline planning application (WA/44/17/OUT).	Proposed Landscaping plans show additional planting on the northern edge. Realignment of central park area to provide a more central space Adjustment of layout to minimise impact on the TPO tree within the central space	Submitted detailed Landscaping Plans
5	Consideration of a dual aspect, corner house type, particularly along the main spine road throughout the site	The proposed layout includes units which are dual aspect where the unit faces two roads.	Proposed House Types
6	Consideration of building' orientation and alignments along the main spine road to avoid views onto the sides of gable ends and garages;	The introduction of the SUDS feature along with the spine road creates a highly visually attractive space with a strong emphasis on landscaping and green infrastructure. The plots along the spine road have been positioned largely to front onto this space and create a strong building line running the length of the road. The design also incorporates dual aspect units on the corners to ensure the dwellings are articulated from key public views.	Proposed Layout Plan
7	Greater sense of enclosure along the main spine road to support the character and sense of place of the Conservation Area / The Street in Walberton Village; this could be considered for the eastern section of the spine road, between the north-south landscape corridor and the site access to Yapton Lane	As noted above, the use of the SUDS feature along the spine road is considered to provide a strong landscape feature within the development. The positioning of the plots facing onto this spine road is considered to provide the sense of enclosure appropriate to this level of density and the overall character of the development.	Proposed Layout Plan
8	The re-introduction of the community orchard and the allotments.	Form part of the proposed layouts	Proposed Layout Plan and detailed Landscaping Plans
Post Submission Comments			
Walberton Parish Council	No objection but comment on the foul drainage and construction management.	This is under discussion with Southern Water and Linden Homes and is covered by outline planning conditions. The Construction Management Plan (condition 6) has been submitted.	
ADC Conservation Officer	Comments on the material and design of the units located to near to the Conservation Area	The layout has been designed to be sensitive in terms of scale and massing to the Conservation Area. The design of the houses reflects the local vernacular and the broad materials reflective of the area. The final material specification will be dealt with through the outline planning conditions.	
WSCC Highways	Additional links to be provided Speed Surveys for Tye Lane pedestrian links	As noted above point 2, additional links have been added into the layout plan. Details will be provided under separate cover	Proposed Layout Plan

	Swept path required for northern drives Parking Calculator – query is raised over the assessment of 4bed dwellings. Cycle parking required for units without a garage Tye Lane Links	Details provided and adjusted with the proposed layout/landscaping The WSCC Calculator only allows for 3+ spaces to be added. This accounts for the difference between the demand and proposed parking levels. Provision has been added to the plans We have removed the northern pedestrian/cycle link and replaced with a link to the southern corner. WSCC has suggested this northern link should be used as an emergency access. Access was approved at outline stage and therefore is not a matter for the RMA.	Proposed Layout Plan and Cycle Plan
Green Space (Sue Howell)	Central Area could be improved Sports pitch contribution required Ensure POS is usable POS calculations Impact on heritage assets Management details required Retention of existing trees and vegetation Additional planting to be proposed on south and eastern boundaries. Species mix and density of planting required Tree Protection details required Biodiversity and timing of works to be considered. <u>Additional Comments</u> LEAP Path Parking to allotments Parking to tennis courts Details of paths	Central area has been realigned following officers comments. Not an RM matter Designed to ensure connectivity and legibility of use Outline scheme identified that there was policy requirement of 13,440 sqm based on 175 dwellings. This scheme continues to provide a substantial amount of POS in excess with 43,471 sqm (exc. drainage features) Considered in the layout and design of the houses Proposed to be under a Management Company, please refer to submitted Landscape Management Plan pursuant to condition 39. Details shown on submitted plans and AIA submitted pursuant to conditions 1, 9, 10, 11, 36 and 37. Addressed through the submission of conditions 12, 13, 37 and 38. Path to the northern LEAP has been amended 3 spaces provided (see allotment extract plan) Not provided as this is a sporting facility and adequate informal parking nearby. Shown on submitted landscaping plans	Proposed Layout Plan Submitted Landscape Management Plan Submitted planning conditions Submitted planning conditions
Sports England	Support the inclusion of the tennis courts but request specific details	Details were provided as part of the application so a condition is not	Submitted detailed POS

		required.	Landscaping Plans
Police	Pedestrian access arrangements Parking for tennis courts Security details Allotment landscaping	The necessary highway works were identified in the outline planning permission and S106 and are not a matter for the Reserved Matters application. Tennis courts will be managed by the Parish Council and it is envisaged that parking within the parish hall/pavilion will be used. Will be compliant with relevant Building Regulations Landscape appropriate planting and demarcation is shown on the submitted landscaping plans	Submitted CSA Landscaping Plans.
Southern Water	Makes reference to offsite sewage works.	Discussions have been had with Southern Water about the works required	
Drainage	Requests technical detail to be provided; - Groundwater monitoring results and infiltration test results, including depths of testing. - Location plan showing monitoring and testing location. - Full calculations demonstrating that the 1 in 100 year plus 40% climate change event can be accommodated. - Calculations detailing that minimum half drain time requirements are met. - Safety factors are applied to design in line with CIRIA requirements Drainage layout plans, to include: - All surface water drainage pipes labelled with; diameters, falls and invert levels. - All infiltrating and attenuating structures (including permeable paving) labelled with; dimensions invert and cover levels. - All manholes labelled with; cover levels, invert levels, cover type detailed. - All silt traps clearly labelled with sump depths. - Control structures with outflow rates and invert levels.	Further detail will be provided as part of the planning condition. Available, including for the winter months as requested. These are submitted with the revised pack. As above. We have carried out full hydraulic calcs and these will be submitted. They demonstrate that the above storm is accommodated within the system with no flooding. These are included in revised details and the figures are well within the required parameters. As standard, we have carried out our design with a safety factor of 2 which adheres to the above as there is no damage or inconvenience, i.e. the water does not flood from the basins. This is as per the current drainage plan, no update required. The revised plan have added the areas of each porous paving construction and also add a typical detail (to detail the depth) for said porous paving to the General Arrangement Plan. Plans now note that "all cover types are to be a suitable load class for their proposed loading". Key added to the plan that all highway and private swale network manholes are to be catchpits with a 300mm sump below IL. Added to the plan the controls with levels and sizes (orifice plates).	Revised drainage documents and plans

	- Construction detail drawing, to include (if specified in scheme): - pipe bed and surround - Infiltrating structures - Manholes - Catchpits/silt traps - Control devices - Permeable paving - Headwalls - Exceedance flow routes Additional comments	as per sewers for adoption. as per detail already on drawing. as per sewers for adoption. as per local highway authority details. Added a typical orifice plate detail. as per typical detail added to General Arrangement Plan as per sewers for adoption. Added to plans Discussed and to be addressed through the planning condition submission	
Mark Warwick (Tree Officer)	Commented on the proximity to the TPO trees	Footpath re-aligned to sit outside the RPA to T38 The informal southern link to Tye Lane is now a 2m wide tarmac path Northernmost pedestrian footpath re-aligned to now sit outside/alongside its southern boundary	