



From: Sue Howell
Sent: 05 March 2018 12:18
To: Planning.Responses
Cc: David Easton
Subject: RE: Planning Consultation on: Y/91/17/OUT

Comment from Greenspace

This proposed development site sits within a well-documented historic landscape and sits adjacent to Main Road and Church Road Yapton Conservation area.

Developments 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". The superseded Fields in Trust guidelines (FIT) 'Beyond the Six Acre Standard' recommends that 3.2 hectares of open space are provided for every 1,000 people ie 32 square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, as a minimum proportionate to the proposed dwellings.

This development proposal is for up to 250 dwellings. **We note that a high proportion of the indicated Open Space areas are detailed as SuDS features. These raise concern as not therefore providing useable Public Open Space in these areas therefore diminishing the POS offer which would appear to being provided within the site.** It would appear that in excess of 50% of the POS indicated is dedicated to SuDS provision. Confirmation and cross section of these SuDS areas should be provided along with the anticipated timescale that these would be water holding bodies. The full implication of the SUDS within the POS needs to be provided including its future management and maintenance. The recommendation that these are subject to RoSPA or similar organisation inspection should be noted. Indication must be provided as to whether these are likely to be wet or dry areas; this has implications where situated near to residents and play areas. Where they are to remain wet for long periods their safety in must be assessed regarding the close proximity to these large residential areas. Any such SUDS features including swales, wet balancing ponds, reed beds and wetland areas should be designed as beneficial wildlife, amenity and landscape features as incorporated as part of an open space or landscaping scheme for the development.

Allotment allocation whilst good to see and deficit with the district is not usable by all and should not be incorporated at the detriment of general POS, where a need is found to be much greater.

Provision of LAP, LEAP, MUGA (Multi-Use Games Area) and NEAP-contribution would be sought on site, with confirmation of play provision being provided to be submitted and approved. The LEAP location is indicated, but no provision of LAPs which would also be required presently shown within

the masterplan. The indicative layout for the LEAP is integrated centrally within the development where it could provide connectivity with existing residential surrounds.

Further infrastructure provision regarding leisure and sport contributions should be agreed as part of a 106 agreement.

The masterplan layout shows accessibility to the larger areas of open space particularly to the periphery – however as stated above the usability of these would now be in question because of the extensive SuDS now shown in these areas. Some corridor linkage has been considered, however the primary area of useable POS shown to the north of the development does not provide connecting greenspace and park/ amenity/ children's play space. POS and green corridor should be integrated within and around the development and safely accessible to residents.

The scale of the development is such that the capacity of the infrastructure, POS and play offer to serve the development is important to be correct.

Consideration appears to have been made to the siting of buffer areas to form a green frame to the proposals which would in turn provide a softening and green link with the existing residential development on this fringe. We note that the site contains a number of significant trees, both within and along most aspects of the site perimeter. These have already attained considerable landscape value and have the potential to provide long-term aesthetic contribution to the proposed development. These trees appear to have been considered and there appears to be intent to retain the majority of these trees in harmony with this developments proposals. The Western boundary hedgerow that runs parallel to the adjacent (Y/92/17/OUT boundary) will require protection as will be impacted by these proposals and from those of this adjacent development to the west.

Open space must be designed to include dog bins, litter bins, fencing and be gated and to prevent vehicular access except for maintenance. There must be no small unusable pockets of open space. Provision for interpretation ecological and historical features and management must be included.

Landscape – Existing trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. Pedunculate Oak trees identified as worthy of TPO status have been identified. Any trees in particular along the boundaries, which adjoin neighbouring properties could provide potential valuable screening and should be protected and retained. Any considered tree works within the site should be agreed with Arun District Councils Tree Officer. Further information concerning the existing hedges across the site and proposed TPO for worthy trees will need to be provided. A tree condition survey of the application site to be provided to highlight the importance of retaining particular trees along with the condition of existing hedgerows locally and their contribution to the landscape should be included. Root protection Areas (RPA) from the tree cover clearly seen to the periphery and in several locations of the site should extend into the development site. Before construction, a tree protection scheme must be in place for these adjacent trees whose root protection areas fall within the construction zone from neighbouring land. This would be required for both construction and heavy vehicle movements for deliveries. This should be in accordance with BS 5837:2012 'Trees in relation to construction'

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.

A clear indication of the proposed future management of the open space must be set out. A clear directive of responsibility should be set out with this statement explaining how the differing typologies will be maintained ie responsibility of sports pitches and public realm areas. This is particularly important where such a range of typologies and extent of open space is proposed.

Whilst indicative at this stage, 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 so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties, providing screening as required, whilst benefiting the potential of the proposed developments usage.

Regarding LVIA; Landscape assessment should include photomontages to assist with the assessment of the height and massing of the proposals, as well as summer and winter views.

Wildlife and increased biodiversity areas along with ecological enhancements should be an intrinsic part of the plans and will provide additional new habitat. Measures to enhance biodiversity as part of the masterplan design should be made. Consideration should be given also to the integration of these with the development as a whole. All nature conservation features within the development site including existing habitats, watercourses and other features should be incorporated into the site design and protected from change.

Summary

- Confirmation of POS and play offer to be provided particularly in relation to the areas now shown for SuDS provision
- Siting of the LEAP and LAPs and associated facilities needs to be shown in detail.
- Buffer areas and wildlife habitat zones along with tree protection details for those trees to be retained to be provided.
- Indication of future management proposals to be provided.

It would be recommend that all of the above points are addressed and detail requested above clarified and agreed before any decision can be considered.

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From:

planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 22 December 2017 13:33

To: Parks

Subject: Planning Consultation on: Y/91/17/OUT

To: Parks and Landscapes

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure)

(England) Order 2015 - Article 5

Outline Consent

APPLICATION Y/91/17/OUT

NO:

Registered: 14th December
2017

Site Address: Land at Bilsham Road Yapton

Grid Reference: 497590 102839

Description of Works: Outline application for the development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure. Departure from the Development Plan

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 01-FEB-18.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The

development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mr D Easton who can be contacted on telephone number 01903 737619.

Regards
Planning Officer

consultee_email
