

Project Name : Land West of B2132 Bilsham Road
Job No : 14-111
Note Title : Response to ADC Greenspace Comments
Author : NA
Checked : GG
Approved : GG
Date : March 2018

1.0 INTRODUCTION

1.1 Odyssey was commissioned by Gleeson Strategic Land to undertake a Flood Risk Assessment (FRA) and Drainage Strategy in support of a planning application for the development of up to 250 dwellings in Yapton.

1.2 A planning application was submitted to Arun District Council (ADC) in December 2017 (ref. Y/91/17/OUT) along with the FRA and drainage strategy. ADC Greenspace has commented on the Sustainable Drainage Systems (SuDS) proposed as part of the development. The full Greenspace comments are provided in **Appendix A**.

1.3 This technical note addresses the following comments raised by Greenspace below (*in italics*), and should be read in conjunction with the FRA completed for the site.

2.0 RESPONSE TO GREENSPACE COMMENTS

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 be 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. 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 must be assessed regarding the close proximity to these large residential areas.

2.1 The illustrative masterplan in **Appendix B** shows the areas of POS across the site. The total area of POS is 2.54ha, and the total area proposed for use as SuDS features is 0.62ha. Approximately 24% of the POS indicated is dedicated to the proposed basins.

2.2 It is proposed that the detention basins will normally be dry except during and immediately following storm events, where the basins will temporarily attenuate storm water. The largest detention basin will be drained approximately 48 hours following the critical storm event, and the other basins will take less time to drain, following each critical storm event. These timings are for an extreme 1 in 100 year plus 40% climate change event. The detention basins will therefore be dry most of the time. The basins will form a multifunctional space, as they will also provide useable POS during dry conditions.

2.3 The side slopes of the detention basins will be no steeper than a 1 in 3 gradient to ensure the safety of the future residents. These can be further refined and reduced at the detailed design stage.

The full implication of the SuDS within the POS needs to be provided including its future management and maintenance.

2.4 The onsite drainage system maintenance will be carried out by a private recognised management company through the implementation of an approved maintenance management plan to minimise the residual risk of drainage system blockage. **Table 2.1** below details further details regarding ownership and maintenance requirements, extracted from the CIRIA SuDS Manual 2015.

Table 2.1: Operation and Maintenance Requirements for Detention Basins

Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance	Remove litter and debris	Monthly
	Cut grass - for spillways and access routes	Monthly (during growing season), or as required
	Cut grass - meadow grass in and around basin	Half-yearly (spring - before nesting season, and autumn)
	Manage other vegetation and remove nuisance plants	Monthly (at start, then as required)
	Inspect inlets, outlets and overflows for blockages, and clear if required	Monthly
	Inspect banksides, structures, pipework etc. for	Monthly

Maintenance Schedule	Required Action	Typical Frequency
	evidence of physical damage	
	Inspect inlets and facility surface for silt accumulation, and establish appropriate silt removal frequencies	Monthly (for first year), then annually or as required
	Check any penstocks and other mechanical devices	Annually
	Tidy all dead growth before start of growing season	Annually
	Remove sediment from inlets, outlet and forebay	Annually (or as required)
Occasional maintenance	Reseed areas of poor vegetation growth	As required
	Prune and trim any trees and remove cuttings	Every two years, or as required
	Remove sediment from inlets, outlets, forebay and main basin when required	Every five years, or as required
Remedial Actions	Repair erosion or other damage by reseeding or returfing	As required
	Realignment of rip-rap	As required
	Repair/rehabilitation of inlets, outlets and overflows	As required
	Relevel uneven surfaces and reinstate design levels	As required

3.0 SUMMARY AND CONCLUSIONS

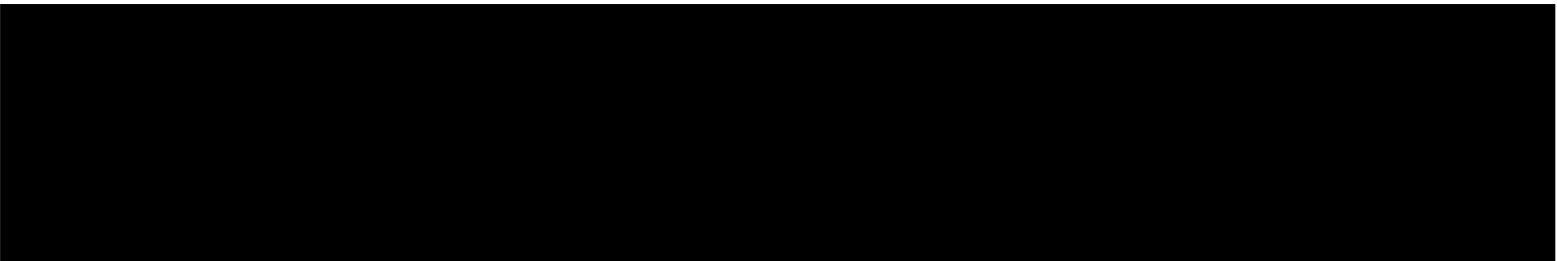
3.1 This technical note addresses the comments raised by ADC Greenspace regarding the proposed SuDS features for the proposed residential development in Yapton (application ref. Y/91/17/OUT).

3.2 Approximately 24% of the POS is designated as SuDS features. The proposed basins will be temporarily wet during storm events, and will otherwise be useable as part of the POS for the site. The maintenance of the basins will be undertaken by a private recognised management company, through the implementation of an approved plan.

3.3 Matters relating to the proposed drainage and SuDS features do not represent an impediment to the proposed development and therefore should not constrain the grant of planning permission.

APPENDIX A

ADC Greenspace Comments



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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APPENDIX B

Illustrative Masterplan Showing POS Areas



Site
**LAND AT BILSHAM ROAD,
YAPTON**

Drawing
**Illustrative detailed masterplan
showing areas of POS**

Date
08.03.18

Scale
1:1250@A1

Drawing ref:
1244G.03POS



- KEY**
- Site boundary
 - Existing trees retained
 - Existing hedgerows retained
 - Proposed planting
 - SuDS feature
 - Existing Public Right of Way retained
 - Potential location for pumping station + 15m offset
 - Affordable housing unit
 - Visitor parking space
 - Outdoor Playspace
 - Allotments / Public Open Space
 - Amenity space including SuDS