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Dear Geraint

RESERVED MATTERS APPLICATION FOR SPORTS PITCHES, CHANGING FACILITIES AND ALLOTMENTS, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING PURSUANT TO OUTLINE PLANNING PERMISSION 16/0864 FOR RESIDENTIAL DEVELOPMENT OF UP TO 1100 DWELLINGS AND PROVISION OF PRIMARY SCHOOL, VILLAGE CENTRE, PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE WORKS AFFECTING PUBLIC RIGHTS OF WAY 397/3, 397/7, 397/9 AND 397/10, AND DETAILS TO DISCHARGE CONDITIONS 5 (BUILDING MATERIALS), 6 (HARDSCAPING MATERIALS), 7 (BOUNDARY TREATMENTS), 12 (DRAINAGE), 21 (PARKING) AND 24 (LANDSCAPING) (PP-13004171)

SUPPORTING STATEMENT AND DESIGN COMPLIANCE STATEMENT

Introduction

This application seeks to discharge all Reserved Matters (access, appearance, landscaping, layout and scale) and several conditions in relation to the Sports Pitches, changing facilities and allotments. The proposal consists of:

- 2 sport pitches 100 m by 54 m with 3m running margin
- Changing facilities and associated car parking
- Circular recreational walk
- Attenuation features
- Allotments pitches at 250 sq m
- An area planted with Orchard trees / wild meadow blubs and species rich grassland

In addition, the application seeks approval of the following conditions; 05 (Building Materials), 06 (Hardscaping Materials), 07 (Boundary Treatments), 12 (Drainage), 21 (Parking) and 24 (Landscaping).

The following documents are enclosed:

- P23-0005_DE_04 Site Location Plan
- 10275 - 1400 - 01 - 02 - Sports Fields & POS_HD_ 24-5-24-HD Proposed
- 10275 - 1400 - 01 - 02 - Sports Fields & POS_HD_ 24-5-24-HD Proposed Drainage
- Llanwern Changing Rooms Plans and Elevations (Proposed HD_Llanwern Building_Prelim_30.04.24)
- 10275 - 1402 - 01 - Pitch and Longsections
- P22-0593_EN_003 Sport Park and Northern POS
- Sports Park and Northern Public Open Space, Great Milton Garden Village, Landscape Management Plan (P22-0593_EN_005 Sports Pitches LMP); and
- Design and Construction Standards, Hemstock Design
- Outline Decision Notice (16/0864)

The S106 Agreement associated with the above-mentioned outline planning permission and subsequent Deed of Variation dated 22nd June 2017 defines the Sports Pitches as:

"The 2 football/rugby pitches to be provided as part of the Development to topsoil and seed in accordance with drawing 2070/50/25 annexed here to (each of which shall incorporate run-off areas of at least 2.5m either side and shall be served by an appropriate ditch drainage system within the Open Space Areas details of which shall be approved pursuant to reserved matters) and the approximate location of which are shown for identification purposes only marked "Sports Pitches" on the Plan".

Changing Facilities are further defined as:

“a changing facility consisting of 4 x 20 person changing room which shall be no more than 75 square metres in area with associated car park for up to 20 cars to be provided in accordance with a specification to be agreed between Gallagher and the Council the approximately location of which is shown indicatively marked 2 changing facilities” on the Plan”.

The approved Design Code for the site confirms the following at paragraph 4.7.1 for the Sport Pitches:

“Two Sports pitches will be provided within a self-contained existing field to the north of the site, benefiting from good natural boundaries and a natural setting”.

In regard to the allotments, it is stated:

‘The allotments provide an opportunity for residents to grow their own food and promote a sustainable way of living, with additional physical and mental health benefits derived through outdoor exercise and participation in shared community facilities’.

To help deliver this element of the Great Milton Garden Village, a specialist sport pitch consultant Hemstock Design has been used by Redrow. David Hemstock, Managing Director, has over 30 years’ experience in the industry and further information on Hemstock Design can be sourced from their website:

<https://www.hemstock.design>

Playing Pitches, Changing Facilities and Recreational Route

The enclosed site layout (10275 - 1400 - 01 - 02 - Sports Fields & POS_HD_ 24-5-24-HD Proposed) produced by Hemstock Design confirms how the two sport pitches and 75 sq m changing facilities are provided on site. In relation to the sports pitches, due to the topography of the site and to reduce the extend of cut on the site, the pitches have been reorientated to work better with the contours of the site. This is not considered to represent a fundamental change from the approved Design Code and actually ensures the provision of the sport pitches complies with the key design principles of the site by helping to maximise the retention of green infrastructure and integrate the sport pitches and changing rooms into the landscape.

In regard to the changing rooms, the S106 sets a maximum size of 75 sqm which has been adhered to but to ensure the provision of usable changing rooms, 2 changing rooms are provided rather than 4 changing rooms. 20 car parking spaces are also provided in accordance with the S106 agreement.

The layout also includes a recreational walk around the perimeter of the site in accordance with the masterplan and landscape strategy plan for the site which maximises the opportunities to encourage physical activity and healthy lifestyles, creating an accessible and permeable development that aids wayfinding. The precise location of the recreation route has been influenced by the RPAs of the adjacent trees and hedgerows and the topography of the site.

Allotments

The layout also includes 20 allotments pitches at 250 sq m each. The allotments are surrounded by security fencing and native hedge planting. A 6m wide hogging movement route is included to allow vehicle access to the allotments. The allotments are located in accordance with the approved Design Code but given the emerging trend for people to require smaller allotments, the flexibility exists within the layout to provide more smaller allotments, with the precise layout being confirmed through the reserved matters process. It is also considered that the whole area identified in the Design Code is not required for the allotments and the residual land is proposed to be planted as a community orchard with fruit trees and wildflower meadow mix. This proposal is considered to be in board compliance with the Design Code given the following key aims set out on page 7 which include:

- Provide a green environment that offers social and community benefits for residents but also enhances biodiversity and ecology;
- Provide community allotments and growing space to increase healthy living, self reliance, educational leaning and increased sense of community;
- Provide a generous amount of attractive spaces that cater for a range of uses including recreation, relaxation and play; and
- Provide a network of recreational walks and spaces through and around the development which are designed with the needs of people’s physical and mental well-being in mind.

Ecological Enhancements

The landscape proposals for this site consist of the existing vegetation along the northern boundary, along with proposed landscape enhancements in the form of scattered tree planting, an area of orchard tree planting, wildflower meadow blubs, species rich grassland and native hedgerow planting. To mitigate for the loss of hedgerow in other phases of the development which totals circa 41m (Cedars 3, Cedars 4 and Hollies 5 and 6), native hedgerow planting is proposed around the allotments which connects to the existing woodland. This new planting totals 154 m. Bolstering of retained hedgerows is also proposed in the various phases.

Maintenance for the sports pitches, allotment and areas of amenity grass will intend to create healthy well- formed plants, where the overall landscape presents a well kept appearance.

Beyond these areas, the majority of the POS will be broadly naturalistic in style, with a less formal maintenance regime focusing on creating a varied healthy landscape. Existing vegetation will undergo minimal maintenance, aiming to retain it's value within the wider landscape.

The above measures provide significant ecological enhancements and ensure the site delivers net benefits for biodiversity gain.

The application fee of £460 has been paid via the planning portal.

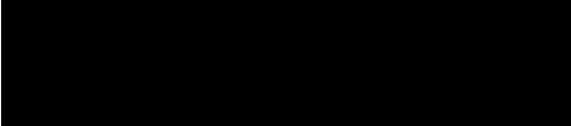
EIA Development

The application is a subsequent application relating to an EIA development. The application has been prepared in accordance with the Environmental Impact Assessment submitted in support of the original outline application. As there have been no significant changes to the site since its submission, the environmental information already submitted remains adequate to assess any environmental effects of the development and as such no significant environmental effects beyond those which were previously assessed have been raised.

Conclusions

The reserved matters proposals will deliver significant community and green infrastructure including sports pitches, allotments and a recreational route in accordance with the outline planning approval and I trust that the submission provides sufficient information to positively determine the application. However, should you have any questions or wish to discuss in the meantime please do not hesitate to contact me.

Yours sincerely

Zoe Aubrey
Senior Planning Manager