

Geraint Roberts
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Dear Geraint



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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) – 24/047

Please find enclosed an updated submission to address comments from yourself and the Landscape Officer. The updated submission includes the following:

- 10275 - 1400 – 01D - Sports Fields & POS – Site Ide Levels
- 10275 - 1400 – 02C - Sports Fields & POS – Site Ide Levels
- 10275 - 1402 – 01B – Pitch and Sections
- P23-0005_DE_04 Changing Room
- P23-0005_DE_05 Materials Plan
- P22-0593_EN_003B Sport Park and Northern POS

I also set out how the points raised have been addressed below.

Your comments, with response in italics:

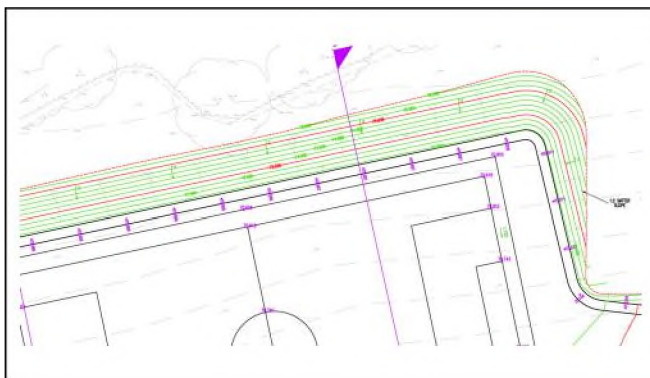
1. We don't have external materials for the pavilion? The landscaping plan says the car park will be black tarmac? *The external materials for the pavilion are stated on the Materials Plan drawing– brick and the car park is Black tarmac.*
2. The only boundaries appear to be the knee rail around the car park and the proposed new hedging around the allotments. Please confirm? *Yes, that was correct but we have also now added a fence to the lower side of the pitch to prevent ball run off*
3. We have drainage and attenuation details for the pitches but none for the pavilion – are these to be provided? I presume it will have foul and surface water connections unless the latter is to soakaway? *The Foul and surface water will connect back into the housing drainage systems. Specific details can be secured via condition.*
4. I can only see 19 car spaces but the covering letter mentions 20? – *This has been addressed. The business has also decided to increase the car parking due to concerns in regards to negative impact on adjacent residents with possible on street parking implications.*
5. I note H2b is part within and part without the site and appears not to be mentioned in the ground preparation / management plan (P22 0593 EN 03 – 1/1). Is there to be an Arb. Method Statement / Management Plan for this retained hedge under this submission? *This has already been submitted to the LPA since your comments.*

Landscape Officer comments:

The key landscape plan is 'Sports park & northern public open space' soft landscape plan by Pegasus rev -. Landscape related issues and comments arise as follows:

1. No levels are shown on the plan however the engineering plans show most slopes at a steep 1 in 2 batter (refer extract below). – *The banks have been changed to 1 in 3 so they can be maintained but please note that they will be maintained by the Residents Management Company and not the LPA.*

- How will these slopes be maintained as specialist equipment will be required. *Please see above response.*
- How will run-off be prevented onto the immediately adjacent hoggin footpath – a section through the bank, footpath and pitch would be helpful to illustrate the arrangement – *Section are provided with the updated submission.*



2. Please confirm the width of the hoggin footpath. – *It is 2m*

3. Proposed planting is adequate but apart from occasional trees there is no planting to soften or enclose the car parking, pavilion building, or site entrance, can this be reviewed to create a more welcoming and human-scale landscape. – *Landscaping has been reviewed and amended as necessary.*

4. The use of sycamore (*Acer pseudoplatanus*) should be carefully considered particularly in proximity to the attenuation basin as this readily seeds. – *Noted.*

5. Is any barrier (fence, kneerail) proposed around the attenuation basin. – *No*

I trust the above and enclosed is sufficient to allow the application to be move forward for positive determination.

Yours faithfully



Zoe Aubrey
Senior Planning Manager