

JOINT PLANNING COMMITTEE
UPDATE SHEET – 14 November 2018

Correspondence received and matters arising following preparation of the agenda

Item B1

WA/2017/2391

LAND SOUTH OF HIGH STREET BETWEEN ALFOLD ROAD AND KNOWLE LANE, CRANLEIGH

Update to the report

The following plans have been submitted following the drafting of the Agenda Report:

- EXA_1635_PH2.2_101 Rev C Planting Plan Sheet 1 of 6
- EXA_1635_PH2.2_102 Rev C Planting Plan Sheet 2 of 6
- EXA_1635_PH2.2_103 Rev C Planting Plan Sheet 3 of 6
- EXA_1635_PH2.2_104 Rev C Planting Plan Sheet 4 of 6
- EXA_1635_PH2.2_105 Rev C Planting Plan Sheet 5 of 6
- EXA_1635_PH2.2_106 Rev C Planting Plan Sheet 6 of 6
- EXA_1635_PH2.2_120 Rev C Planting Schedule and Specification

These plans have been reviewed by the Council's Tree Officer and it is noted that the originally proposed yellow leaved trees and magnolias, which were of concern, have been substituted. The proposed planting specification is now considered to be acceptable.

Update to 'Environmental Impact Regulations 2017' section of the report

The County Council's Principal Environmental Assessment Officer has reviewed the documentation and is of the view that the statement of conformity, and subsequent updated letter dated 15 October 2018, have been prepared in a thorough and diligent manner. They are considered to identify the key changes proposed to the design of the scheme elements covered by the reserved matters applications and have given explicit consideration to the implications of such changes for the adequacy of the submitted environmental information.

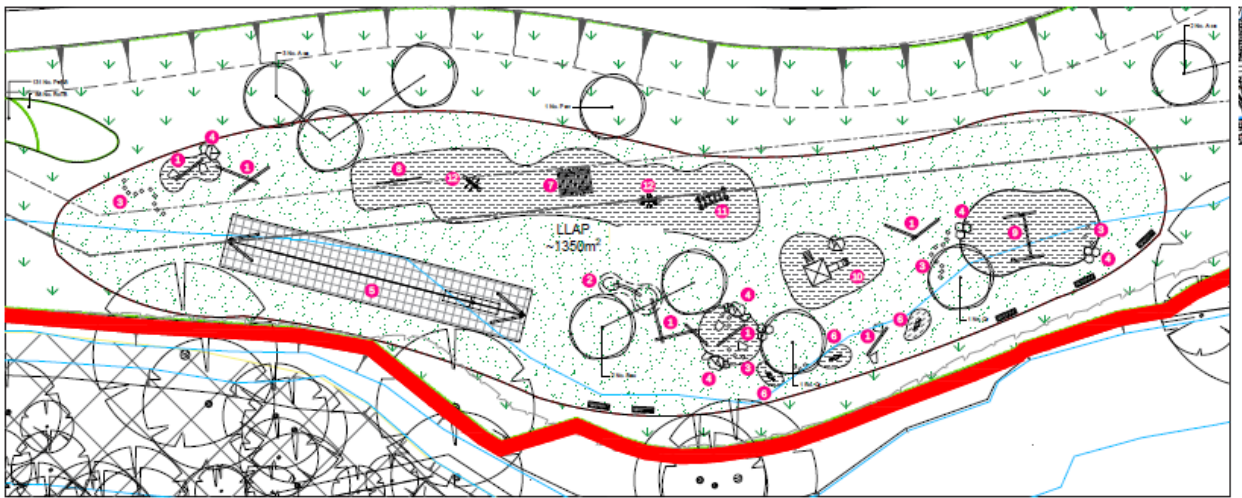
The County Council's Principal Environmental Assessment Officer concurs with the conclusions reached and is satisfied that sufficient information has been submitted with reference to the requirements of the EIA Regulations in order to proceed with the determination of the application.

Update to the 'Standard of accommodation and provision of amenity/play space' section of the report

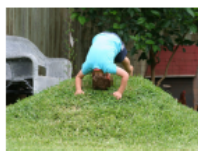
Details of the Section 106 Agreement requirement for a Play Space Specification and a Play Space Management Plan are set out on page 33 of the Agenda Report. However, to provide further information in relation to this requirement, which is the subject of Recommendation B (page 54 of the Agenda Report), officers would set out the following:

The submitted plan which is referred to on page 33 is drawing number: EXA_1635_PH2.2_300 Rev C entitled 'Laps & Leaps'. This plan shows the following:

Proposed LLAP layout and equipment



1 Balance Beams/ Logs



2 Informal mounds



3 Timber stepping logs



4 Play Boulders



5 Aerial Runway



6 Playground Springers



7 Log Frame climber



8 Swing Bars



9 Timber Junior Swing



10 Timber Playhouse

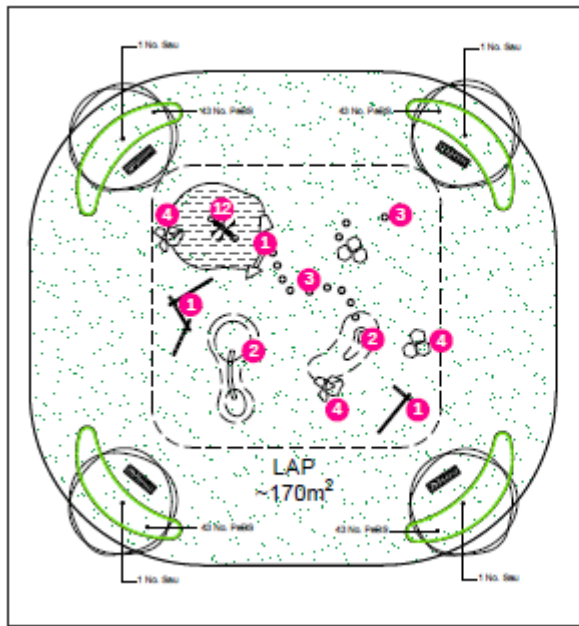


11 Clutter Bridge



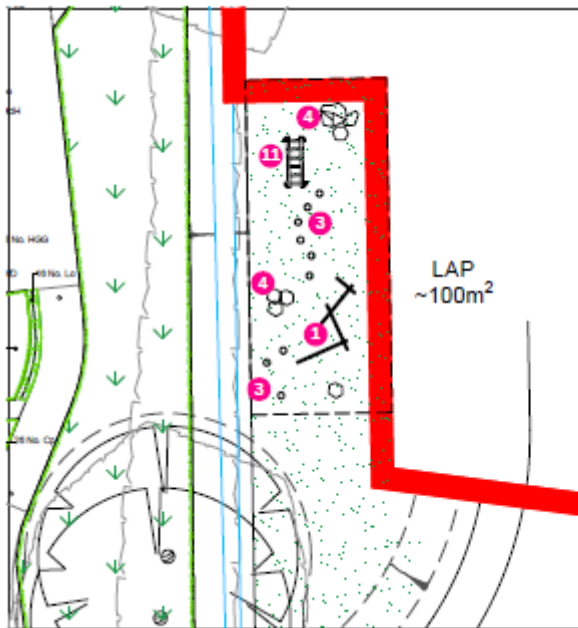
12 Quad Springers

Proposed LAP layout and equipment (northern area of site)



- 1 Balance Beams/ Logs: 6 No.
- 2 Informal mounds: 2 No.
- 3 Timber stepping logs: 13 No.
- 4 Play Boulders: 12 No.
- 12 Quad Springers: 1 No.

Proposed LAP and equipment (eastern area of site)



- 1 Balance Beams/ Logs: 4 No.
- 3 Timber stepping logs: 9 No.
- 4 Play Boulders: 7 No.
- 11 Clatter Bridge: 1 No.

The submitted Landscape Management & Maintenance Plan is dated November 2017, reference EXA_1635_PH2.2_8000. Section 15.0 of this report refers to the 'Maintenance and Inspection of Play Areas/Public Open Spaces' and sets out the following information:

15.1 General

All open spaces and play spaces are to be transferred, under terms of the S106 Agreement, to the Landscape Maintenance Contractor (LMC).

There are two areas of local areas of play (LAPs) within the Phase 01 Boundary. These comprise of informal and natural play elements to be in keeping with the aesthetic of the development. Both of the proposed LAPs are 100+m² and utilise the public open space in which they are located to increase the amount of available play space.

15.2 Litter

Play areas shall be kept free of litter, so that at no time shall litter coverage of 5% be tolerated, and in accordance with Section 14 of this specification.

15.3 Play Elements

- (i) Play equipment comprises of balance beams/logs, informal turfed mounds, timber stepping log and play boulder by Hand Made Place (www.handmadeplaces.co.uk) or similar approved.
- (ii) All play equipment is to be installed by a certified contractor and signed off by a certified RoSPA inspector before being opened to the public.
- (iii) It is the Contractors responsibility that during construction the designated LAP areas are fenced off to ensure no use of the play space happens before the site is ready.
- (iv) All items of play are to be installed by a qualified and approved specialist and installed strictly to the manufacturers specification.

15.4 Play Areas Inspection

- (i) The Contractor shall allow a sum to maintain that the play area is inspected fortnightly in accordance with RoSPA Information Sheet Number 24, and any work is carried out.
- (ii) In addition to (i) the Contractor shall allow a sum to maintain ensure that the play area is inspected annually in accordance with RoSPA Guidance and EN1176/7.
- (iii) A report should be written covering site safety and condition of equipment, surfacing and ancillary safety items and compliance with EN1176 where relevant. The report should include any remedial action required with an assessment of the degree of risk.
- (iii) If at any stage any equipment is found to be damaged in a way that poses a risk to the users safety these are to be rectified immediately or closed off until such remedial actions can be made.

15.5 Tree, Hedge & Shrub Planting with LAP's

- (i) All planting within LAP's are to be maintained and managed in accordance to sections 10, 11 & 12 of this document.
- (ii) Any planting to be deemed a risk to public and child safety to be dealt with immediately or fenced off until remedial action can be undertaken.

15.6 Treatment of Play Bark

- (i) Inspection of the bark surfacing is to be carried out by the Contractor/LMC fortnightly to ensure the surface is clean, tidy and free of any foreign objects – glass, needles, general litter etc. In the event that any of the play surfacing is found in a condition that poses a risk to public safety these are to be rectified immediately or closed off until such remedial actions can be taken place.
- (ii) Inspection and grading of the bark safety surface is to be carried out by the LMC monthly to ensure the nominal depth is maintained at a minimum of 300mm. If the depth is found to be less than 300mm additional bark to the original specification must be applied to the effected zones immediately by a qualified contractor.

Officers have consulted with the Council’s Parks Project and Playspace Officer, who recommended some changes to the type of equipment and surfacing underneath the equipment. These changes have all been incorporated and, following review of the submitted information, the Council’s Parks Project and Playspace Officer considers the specification to be acceptable.

On this basis, Officers have recommended (Recommendation B) that the details pursuant to Schedule 4, Clause 1.1.1 of the Section 106 Agreement be approved.

Amendments to the report

It is noted that the text box shown on page 30 of the Agenda Report is not fully shown. For clarity, the text should read “Open space within application site, with dwellings to the north”.

Amendment to conditions

Further to the review of the submitted planting plans and specification, it is considered that sufficient detail has been submitted with regard to recommended Condition 18 (landscaping and tree planting) set out on page 50 of the Agenda Report. As such, Officers proposed that this condition be removed and the submitted plans be added to the plan numbers condition (recommended Condition 1) to ensure compliance.

It is therefore proposed to amend Condition 1 (page 38 of the Agenda Report) to add in the following plans within the ‘Landscaping’ section of the Condition:

EXA_1635_PH2.2_101 Rev C	Planting Plan Sheet 1 of 6
EXA_1635_PH2.2_102 Rev C	Planting Plan Sheet 2 of 6
EXA_1635_PH2.2_103 Rev C	Planting Plan Sheet 3 of 6
EXA_1635_PH2.2_104 Rev C	Planting Plan Sheet 4 of 6
EXA_1635_PH2.2_105 Rev C	Planting Plan Sheet 5 of 6

EXA_1635_PH2.2_106 Rev C Planting Plan Sheet 6 of 6
EXA_1635_PH2.2_120 Rev C Planting Schedule and Specification

In addition, as a separate condition has been recommended by the Council's Tree Officer to secure the submission of a Tree Protection Plan and related Arboricultural Method Statement (recommended Condition 13, page 48 of the Agenda Report), it is proposed to remove the following plan from recommended Condition 1 to ensure that there is no conflict between conditions.

Tree Protection Plan – drawing 16172-BT34.

Revised Recommendation

RECOMMENDATION A

That, subject to a S106 Agreement to secure a deed of variation to amend the affordable housing provision in relation to phases 2 and 3, Conditions 2 – 17 as set out on pages 44 – 50 of the Agenda Report, amended Condition 1 as set out on the update sheet, and informatives 1 – 21 as set out on pages 50 – 54 of the Agenda Report, the Reserved Matters of Layout, Scale, Appearance and Landscaping be APPROVED.

RECOMMENDATION B AND C

Remain as set out on page 54 of the Agenda Report.
