

Further to submission of updated proposals in connection with the above application and Mr Knappett's email of 19th May, I confirm the following:

General layout comments are noted.

Landscape Masterplan – the applicant has not addressed concerns previously about the LAP position or the dispersed trim trail equipment. Having discussed the matter further with colleagues, HBC Communities Team support my concerns about the proximity of 'exercise stations' in spatially constrained areas close to proposed dwellings. HBC Communities Team are also in agreement that trim trail stations cannot be deemed an acceptable substitute for an equipped play area. From reference to Fields in Trust 'Guidance for Outdoor Sport and Play', the recommended benchmark guidelines for an equipped designated play areas are 400m for a Locally Equipped Area for Play (LEAP) and 1000m for a Neighbourhood Equipped Area for Play (NEAP). Existing distances to current equipped play spaces are well in excess of 1000m, with Emsworth Recreation Ground deemed to be the nearest formal provision. Whilst the NEAP requirement can be addressed by CIL contributions, I emphasise the requirement for provision of a LEAP within the proposed development (to be arranged and set out as per the guidance – please refer to the link below).

<http://www.fieldsintrust.org/Upload/toolkit/pdfs/Guidance-for-Outdoor-Sport-and-Play-Oct-2015.pdf>

For resolution, I recommend that an appropriate planning condition pursuant to an acceptable location, layout arrangement, with detailed equipment, surfacing and associated site furniture details and specification. Please note this may necessitate some development layout adjustment to coordinate.

Swales – resolution by condition is accepted.

Hard surfacing materials – whilst there are no adverse comments regarding the hard landscape plans indicating materials and placement locations, I recommend a planning condition pursuant to the engineer's details to verify additional build-up depths and more detailed material specification. My primary concern is associated with the 'hoggin footpath with timber edging' – the interpretation of this generic term can vary significantly and several poor quality footways have been delivered locally (the Nursery Fields development in Denvilles being just one example).

Enclosures – resolution by condition is recommended (to add hedge reinforcement fencing with associated specification information, coordinate with play areas and to correct errors e.g. screen wall proposed within an existing tree root protection area for plot 161).

Soft landscape – Some of the comments listed below are not considered sufficiently resolved. On the basis that the planting plans will also require update to coordinate with play provision requirements, I recommend this is conditioned to allow for appropriate coordination.

Kind Regards

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