

Consultation response from Greenspace

From: Michael Eastham
Sent: 21 September 2017 15:53
To: Planning.Responses
Cc: Sue Howell
Subject: FW: Application for Reserved Matters (BN/51/16/RES) - Land at Former Pollards Nursery - amended plans

Please upload Sue's email on Ocella.

Thanks,

Michael

From: Sue Howell
Sent: 21 September 2017 15:51
To: Michael Eastham
Subject: RE: Application for Reserved Matters (BN/51/16/RES) - Land at Former Pollards Nursery - amended plans

Hi Michael

Thanks got the drawings which are acceptable for location and address concerns raised. They have been detailed to include the information requested. Play and allotments good.

I'm not sure if been mentioned before but because of proximity of play to water body then the developer should have the Play areas RoSPA assessed.

Not vital but I would have suggested that they needed to indicate connection from gates to pathways by means of footpath – I think only one is indicated but not vital.

I haven't sent this to planning responses you may need to do this.

Regards

sue

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Save the environment - think before you print.

From: Michael Eastham
Sent: 21 September 2017 14:44

To: Sue Howell

Subject: Application for Reserved Matters (BN/51/16/RES) - Land at Former Pollards Nursery - amended plans

Hi Sue,

Please see below your original response to reserved matters application BN/5116/RES – Land at Former Pollards, Nursery – followed by three paragraphs from the 'Conclusions' section of my report.

What changes would you like making?

Thanks,

Michael

ADC GREENSPACE (ORIGINAL RESPONSE):

The proposed landscape scheme provides a good species selection of mixed native evergreen and deciduous trees, herbaceous, shrubs and hedging plants which if given the correct protection and aftercare would create a suitable scheme, providing instant impact, screening and softening to the development. The inclusion of SuDS within the public open space (POS) whilst providing some biodiversity benefit may limit the useable POS area in general and potentially impact on adjacent trees. The LEAP area shown differs in the detail provided within the 3D visualisation Play space by Proludic drawing from that indicated in the masterplan drawings as approved. The space detailed appears to have been reduced in size with the equipment packed within a tight fenced play space. The LEAP example drawing provided shows 5 pieces of play equipment within a fenced 400m² but with comment that 'Enhanced LEAP added extras are indicative only' Clarification should be given as to what is being provided as it would appear that the indicated balancing trail (and surfacing) and bunding are not being provided? Does this differ from the outline approval?

LANDSCAPING

The applicant has submitted detailed landscaping plans, including a landscape scheme. The landscaping includes the retention of the western boundary and the enhancement of this area with additional planting and complementary new features including a LEAP and pocket of green spaces. In respect of existing trees, these are retained and protected where possible and the proposed new planting within the development is to be considerable and will provide for a very satisfactory residential environment. Where possible existing trees and habitats have been protected and the measures proposed for their retention, protection and enhancement; and additional landscaping is being proposed to mitigate any potential loss of habitat. The Council's Arboricultural Officer considers there are no arboricultural issues arising from this application for reserved matters.

In response to ADC Greenspace comments, the play space (the LEAP) has been reviewed and updated and incorporated into the revised plans submitted in August 2017, which reflected the up to date masterplan and this also addressed the consistency matters in providing one detailed plan. The revised play space (LEAP) is considered to be acceptable. *The play equipment has been detailed and now provides a good selection with varied play experience.* In addition, the submitted LMP management report covers the protection measures and comprehensive maintenance regime through each planting type recommendation and objectives and the annual maintenance operations. In terms of details regarding maintenance responsibilities, the LMP sets out in paragraph 1.5. 'Until private areas are conveyed or the Management Companies take-over, Redrow Homes will be responsible for maintaining all the above areas and will be responsible for replacement of defective stock in accordance with the planning conditions'. The future management of the existing boundary features are covered by the Arboricultural Report for tree protection; and the Landscape Management Plan sets out management for the existing woodland. The Landscape Management Plan provides the management regime required for the longevity of the landscape features. The long term management responsibility for areas of open space will be via a formal Management Company who will manage all areas which are not within private ownership or formally adopted by other parties (i.e. roads).

The provision of allotments, the LEAP and internal open space within the development at the levels proposed is acceptable and complies with policies in the Development Plan and the emerging Local Plan.