

Landscape & visual amenity

- The proposed development site sits within a housing development constructed approximately 5 years ago. The site was not identified for housing development at that time but shown on plans as a treatment plant set within an area of landscaped greenspace. The treatment plant was never built and the area has not been landscaped as proposed.
- The site is currently an area of greenspace with a semi-mature tree and newly planted standard trees and is being managed as public open space. While the site does not form part of the required open space calculation for the original development it does nonetheless contribute to the amenity value of the public realm and provides an attractive sense of openness. Developing the site would completely change the character of the current mews development.
- It is not clear from the submitted plans whether all the existing standard trees on the site have been accounted for within the new proposals. The original application BN/15/11 made provision to protect and retain 3 large trees but only 1 of these is present on site now.

Arboriculture impact assessment

- A separate response has been provided by the Tree Officer.

Public open space and play provision

- The number of dwellings being proposed on the site do not trigger the requirement for public open space or play area contributions.

Ecology / Biodiversity

- Due to management of the site as amenity grassland the site currently provides limited habitats for wildlife.
- If the application is approved provision should be made to enhance the biodiversity value of the site with further native tree planting.

Recommendations:

- All greenspace is valuable and the loss of open space will reduce the amenity provision within the development and impact on the existing trees retained and planted as part of the original application. I would therefore not recommend this application for approval due to the loss of greenspace.
- Should the application be approved however a landscape plan would need to be provided detailing existing trees to be retained and removed and proposed landscape planting, showing densities and size when planted. I would expect to see existing trees protected and new native trees and shrub species included on the site to enhance biodiversity and the visual impact of the development.