

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.
- While I do not wish to see the loss of any greenspace I understand that the site is not protected as public open space.
- The revised plan shows a reduced number of dwellings from 3 to 2. This is an improvement on the previous layout as the buildings have been moved away from the semi-mature tree. The tree is now set within an area of open space on the corner of the plot which will help retain a degree of openness to the site and provide some amenity value.
- Most trees on the site currently are proposed to be retained, although it appears that 1 would need to be removed and replaced with an alternative in a different part of the site.
- Having visited the site this week it was easier to assess the health of the 4 young trees; 2 are dead and appear to have been vandalised as they are leaning significantly, 1 is suffering from dieback and the fourth tree is budding up well. The trees which have failed/are failing will need to be replaced in order to contribute positively to the amenity value of the site.
- A landscape plan has not been provided but additional planting has been indicated on the site layout plan. Further details of this are required.
- Maintenance of the open space and trees will be important to ensure that they properly thrive. Maintenance responsibility needs to be clarified.

Arboriculture impact assessment

- A separate response has been provided by the Tree Officer.
- The recently submitted Construction Management Plan conflicts with the latest Tree Retention and Protection Plan approved by the Tree Officer. The line of hoarding is shown to run directly through the 4 existing young trees. The access and parking layout also differs from the site layout plan therefore clarity is required on the correct layout.

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.
- This comment stands.

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.
- [This comment stands.](#)

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.
- [If the revised layout is to be approved a landscape plan is required which details the existing trees, those to be replaced and any new shrub planting, showing densities and size when planted.](#)
- [Confirmation is required on the parking layout and how the young trees will be protected during construction with a revised hoarding line shown.](#)
- [I am also keen to understand who will be responsible for the maintenance of the open space and trees.](#)

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