

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 December 2021 08:45
To: Planning Scanning
Subject: FW: Landscape consultation response re CM/48/21/RES

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Michael Eastham [REDACTED]
Sent: 30 November 2021 11:52
To: Planning.Responses [REDACTED] >
Subject: FW: Landscape consultation response re CM/48/21/RES

[REDACTED]
CM/48/21/RES.

[REDACTED]
Michael

From: Sue Howell [REDACTED]
Sent: 30 November 2021 11:38
To: Michael Eastham <[REDACTED]>
Subject: Landscape consultation response re CM/48/21/RES

Hi Michael

To clarify my consultation response re CM/48/21/RES.

In light of the absence of the requirement being set out in the S106 regarding the provision of NEAP or MUGA on the site, I therefore withdraw my objection to this element on the understanding that LAPs, inclusive and accessible LEAP and Fitness trail equipment is further detailed and incorporated within the development proposals. In addition the off-site contributions set out in the S106 to be provided for improving offsite facilities, including contributing towards a sports hall, a sports 3G pitch, a sports pitch and a swimming pool.

I would however still recommend an objection as follows: The green infrastructure appears to have been considered in the layout proposals and improvements shown in relation to the proposal for a north south green corridor within the eastern section of the site, however this could be seen as being at the expense of the green buffer area particularly on the eastern edge, which has been depleted from the masterplan and which now appears to house significant SuDS features.

The central village green area is small in relation to the POS at the western end of the development, an increased central area would assist in the formation of sense of place and would provide a softer feel to the centre of the development.

The commercial building now appears to be surrounded by significant areas of SuDS and potentially water holding bodies.

The Masterplan appeared to give greater space between the development and to existing dwellings to the north, again a swale or SuDS feature appears in this location. It would be recommended that a good green buffer is incorporated in this location to give separation and some screening to allow privacy to the existing and new dwellings in this location

The landscape scheme in general has been shown in indicative form in the landscape General Arrangement Plans 1-7 of 7 LO1-LO7 these will need further detail to be submitted for approval and will need to demonstrate a good mix of evergreen and deciduous mixed ornamental and native species. The plant choices in some part will play a role in the character areas definition, however the built form will need to be strong in order for this to be realised. The landscape detail will need to be submitted in plan form and detail species mix, actual quantities, planting densities and size at time of planting. Tree sizes specified should incorporate trees EHS 14-16cm girth and above to give some instant impact and soften the proposals in this rural location.

In conclusion I would still recommend a landscape objection to the proposals until the above is further detailed, and submitted for approval.

Kind regards

Sue

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning



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