

Response to comments relating to landscape matters for applications APP/18/00234 and APP/19/00513

Application APP/18/00234

Additional landscape information was submitted to the Council in the form of an outline landscaping plan in June 2018. The intention of the proposed plan was to demonstrate the extent of the area to be landscaped and a broad illustration of the mix of proposed hard and soft landscaping as part of an indicative strategy.

The comments submitted by the Council's landscape officer (Harry Mitchell) relate specifically to matters of detail which would usually be conditioned as part of a planning permission.

The officer's comments are responded to in detail below.

We require a detailed soft landscape plan to be submitted to be able to comment

The applicant would expect a soft landscape strategy to be the subject of an above ground works condition. It is standard practice for the detail of landscaping strategies for major planning applications to be required by condition.

The Council retains full control of the schedule of planting and species through the discharging of a condition requiring details. The following condition would require full details of soft and hard landscaping works to the courtyard, upon which the Council would not only comment but specifically approve. Such a condition gives the Council full control over the details of the landscaping strategy.

The development hereby permitted shall not commence (save for demolition and site clearance works) before a scheme of landscaping, which shall include details of both hard and soft landscape works for the internal courtyard, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of five years from the completion development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Furthermore, due to level changes within the design of the courtyard we would need to see proposed levels, cross sections and elevations drawings to be submitted

Suggested condition:

The development hereby permitted shall not commence (save for demolition and site clearance works) before details of the proposed finished floor levels of the courtyard has been submitted to and approved in writing by the Local Planning Authority. This must include cross sections and elevation drawings. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels. The development shall be carried out as approved.

There is insufficient information provided on proposed roof terrace and lounge. The design and access statement indicates seating, pods, covered seating area and possible planting. However the fourth floor plan drawing no. 14 proposed the rooftop lounge, pizza oven, seating and terrace. This ambiguity of the proposal is not acceptable and as such we require a separate plan for all external areas to be able to definitively understand and comment on the proposals

Plan 14 shows full detail of the roof terrace. The images shown on page 20 of the Design and Access Statement are reflective of the details of Plan 14 in identifying seating and oven. A plan showing what is proposed has been submitted (Plan 14) and is unambiguous. The Design and Access Statement does not indicate any planting on the terrace.

It is noted that the soft landscaping at present is limited to the internal courtyard, there seems to be a missed opportunity to utilise planting to soften the development into the landscape by introducing trees and vegetation on the ground floor. In particular we feel that it would be beneficial to have planting by entrances.

Plan 03 shows the introduction of planters at ground floor level along the north west boundary which is the only location planting is achievable at ground level. Planters are shown to be introduced along the north west

elevation of the scheme, to complement the landscaping in the churchyard. Planting is not achievable along the eastern boundary as this is pedestrian thoroughfare serving the remaining retail precinct. The southern boundary forms the service area with parking, delivery, refuse and mechanical plant access required. It would be manifestly impractical to introduce planning at this location.

All the entrances to the development are located along the western elevation which are on the boundary of the public highway. There is no opportunity, therefore, to include planting along this elevation. Planting is rarely found to entrances onto or edging the public highway as it causes an obstruction and maintenance constraints.

The planting proposed is therefore sited in the most appropriate location and forms the maximum amount achievable without causing obstruction. In order for the Council to maintain control of the type, amount and maintenance of the proposed planters on the north western elevation the following condition is suggested:

The development hereby permitted shall not commence (save for demolition and site clearance works) before details are submitted of the proposed planters along the north western elevation at ground floor level are submitted to and approved in writing by, the Local Planning Authority. The details shall include location of the planters and species type. The scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of five years from the completion development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation

There is not information in relation to hard surfacing

The development hereby permitted shall not commence (save for demolition and site clearance works) before details are submitted of the proposed hard surfacing at ground level are submitted to and approved in writing by, the Local Planning Authority.

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The proposed disabled parking bays are not DDA compliant as the hatching should be present on the both sides as well as the rear of the bay. See BS 8300:2009 for correct layout.

BS 8300: 2009 Design of buildings and their approaches to meet the needs of disabled people Code of practice does not provide guidance for public parking spaces for disabled people. The code relates to buildings. The proposed disabled parking bays are the correct dimensions for standard disabled parking bays, with the hatched areas denoting additional width for wheelchair users.

The child and parent parking should be located on the ground floor

There is no policy or 'best practice' requirement for child and parent parking to be at ground floor level. The reserved spaces are to ensure priority for parents with young children. There is full lift access to grade level and the dedicated spaces are located immediately adjacent to the lift.

We are concerned that the proposed material pallet is not positively respond to adjacent buildings, which is contrary to planning policy CS16 A softer less industrial approach would be deemed more appropriate, utilizing brick to match adjacent buildings and wooden cladding to soften the scale of the development should be explored. The use of dark grey metal sheet on such a large scale is not deemed acceptable

Additional plans 201 REV C and 202 REV C show the additional materials proposed including brick slip cladding to respond to adjacent buildings and climbing plants on wire grids.

Uses characteristics of the locality to help inform the design of the new development including heights, massing, existing building lines, plot widths and depths, materials and proportions of windows and doors

The scale of the proposed car park will positively respond to the proposed residential development and entirely appropriate given its town centre location. The proposed building lines respond positively to the car park's surroundings. The height, bulk and massing are entirely appropriate for the proposed use as a car park. References to plot widths, proportions of windows and doors are not applicable given the proposed development is a multi-storey car park.

The existing electrical substation is required to be screened/clad with the same material as the car park

The substation is outside the redline.

We require screening planting within all available locations to help soften the development into the landscape, if space is limited fastigate trees should be utilised together with trees within the hard landscaped areas at the car park entrance.

The proposed planting strategy is shown on plans 201 and 202 REV C. The plans show the full extent of the planting that is achievable within the redline, including climbing plants on the south elevation. The planting includes:

- Soft landscaping and tree planning along the eastern elevation
- Soft landscaping and tree planting around the external car parking spaces on the southern elevation
- Climbing plants up the eastern elevation of the car park

There is insufficient information in relation to the hard and soft landscaping to comment on

The details of the hard and soft landscaping can be conditioned in order to agree matters of details such as species and surfacing. The imposition of a pre-commencement condition is the most appropriate mechanism for controlling the nature of the details relating to hard and soft landscaping.

The development hereby permitted shall not commence before details are submitted of the proposed hard and soft landscaping strategy are submitted to and approved in writing by, the Local Planning Authority. The details shall include:

- a) The proposed species of the climbing plants*
- b) The proposed tree species*
- c) The extent of the proposed soft landscaping*

The scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of five years from the completion development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Daniel Watney LLP August 2019