

DEVELOPMENT SERVICES –LANDSCAPE RESPONSE FORM

TO: Deborah Smith	DATE: 21st June 2018
REF: CD.9431/A 17/04587/FUL	
Address: Land Parcel Between Sandy Lane Court And Southgate Court Sandy Lane Court Upper Rissington Gloucestershire	
Proposal: Erection of 26 dwellings with landscaping, vehicular access, pumping station and all associated works	

Response from Landscape

Based on inspection of drawings and site visit

Comments:

My comments below refer to the updated plans and also my previous comments dated 30th Jan 2018. My previous comments are in blue italics and my latest comments are in black.

Open Space

(Landscape Scheme: Open Space Area U1/TA/2/3/2 Rev. B)

- *It is recommended within the submitted 2017 Ecology Report: Habitat Survey of Land that areas disturbed during construction should be re-seeded with a species rich wildflower seed mix. A suitable seed mix must be updated on the plan for areas of bare ground.* – DONE
- *The density of the boundary hedgerow must be updated to 6 plants per linear metre in a double staggered row.* – DONE
- *Why is this area not included within the red line and who will be responsible for the management of this area?* – I understand that this is covered in the S106 agreement.
- *To ensure that adequate long term management is implemented a Landscape Management Plan must be submitted.* – This element can be conditioned.

On-plot Landscaping, Boundary Treatments and Surfacing

(Proposed Landscape Scheme U1/TA/2/3 rev. B)

- *The existing roadside hedgerow with trees should be gapped up with an appropriate native mix. A note should be added to the plan.* - DONE
- *Heights of proposed walls and fences need to be updated on the plan and in the key.* – Fence heights have been updated on the plan. The agent has noted that wall heights are shown on the submitted elevations drawings; however, I consider that the wall heights are not clear. For clarity a colour coded boundary treatments plan should be conditioned.
- *The beech hedgerow at the entrance should be substituted for a low dry stone wall with a beech hedgerow planted behind for screening of the private garden.* – This hasn't been updated, but I would not object for this reason alone.
- *Post and rail fencing should also be included to the rear boundary of plots 9-14.* - DONE

- *We will also require details of proposed dry stone walls.* – This has been updated on the drawing and is acceptable.
- *It is advised that the block paving proposed to the access road along the northern boundary is updated to pennant grey, with burnt ochre used only to denote key squares and parking courts.* – The access road has been updated pennant grey with burnt ochre to the pavement. This is acceptable.

Draft recommendation:

No objection subject to conditions.

Recommended conditions:-

- 1) *Boundary treatments - The development shall not start before a boundary treatments plan has been approved in writing by the Local Planning Authority. The plan should include boundary types and overall heights.*
- 2) *Landscaping – to be completed as per the submitted Proposed Landscape Scheme (U1/TA/2/3 rev. B) and Proposed Landscape Scheme: Open Space Area (U1/TA/2/3/2 Rev. B).*
- 3) *Time – The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.*
- 4) *Replacement planting – Any trees or plants shown on the approved landscaping scheme to be planted or retained that die, are removed, are damaged or become diseased, or grassed areas that become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.*
- 5) *Landscape Management Plan - Before work starts or any part of the development is occupied, a 10 year landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, both during and after the implementation of the approved development, shall be approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.*

Officer initials:

KS