

DEVELOPMENT SERVICES –LANDSCAPE RESPONSE FORM

TO: Deborah Smith	DATE: 1 st November 2018
REF: 17/04151/FUL CD.1580/1/D	
Address: Land Parcel At Upper Rissington Upper Rissington Gloucestershire GL54 2NP	
Proposal: Variation of condition 1 of reserved matters permission 12/03810/REM dated 23/01/2013 to provide detailed plans and sections of open space provision and to provide amended plans for hard surfacing and planting	

Response from Landscape

Based on inspection of drawings and site visit

Comments:

Policy Considerations

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

Paragraph 170 of the National Planning Policy Framework requires the planning system to recognise the intrinsic character and beauty of the countryside.

Paragraph 172 of the National Planning Policy Framework states that great weight should be given to conserving landscape and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty.

EN1 of the Local Plan states that new development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by contributing to the provision and enhancement of multi-functional green infrastructure and ensuring design standards that complement the character of the area and the sustainable use of the development.

Policy EN2 of the Local Plan states that development will be permitted which accords with the Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the locality.

Policy EN4 of the Local Plan states that development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas. This policy requires that proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, settlement patterns and heritage assets.

Policy EN5 of the Local Plan states that in determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

Policy INF7 of the Local Plan states that development proposals must contribute, depending on their scale, use and location, to the protection and enhancement of existing Green Infrastructure and/or the delivery of new Green Infrastructure and green Infrastructure will be designed in accordance with principles set out in the Cotswold Design Code (Appendix D).

Impact on the Cotswolds AONB Landscape

The application site and its surroundings are classified in the Cotswolds AONB Landscape Strategy and Guidelines as falling within Landscape Character Type 7D High Wold. This in turn falls within Landscape Character Area Rissington Plateau and Milton Downs. In terms of new residential development and the design of open space I have copied the relevant guidance below:-

- *Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated, for example, extensions to settlements on visible hillsides;*
- *Layout of development should respect local built character and avoid cramming up to boundaries resulting in hard suburban style edge to the settlement;*
- *Ensure new built development is visually integrated with the rural landscape setting and does not interrupt the setting of existing villages or views;*
- *Retain existing trees, hedges etc. as part of the scheme;*
- *Ensure new development is integrated into its surroundings. Break up harsh edges of new development with appropriate and adequate tree planting ideally in advance of the development taking place;*
- *Consider the impact on local Public Rights of Way as settlements expand and take into account any required improvements.*

Using the guidelines above I have completed a site visit to assess the impact of the regrading works on the wider landscape setting. In terms of visual amenity I note that views of the open space are limited and works would primarily be seen from the immediate locality i.e. from within the housing development and adjacent to the housing development.

The site adjoins the airfield which is flat and open; the landscape beyond the airfield is primarily rural and made up of a regular patchwork of fields, enclosed by hedgerows and small to moderate size geometric woodlands. I consider that the proposed tree groups to the boundary would provide an informal planted edge which would be in-keeping with the surrounding vegetation patterns and would help to create a soft transition from the development to the airfield. I note that at present the site does look stark, but I consider that once the proposed soft landscaping has become established this will soften the appearance of bare earth. Furthermore, trees have been retained as part of the proposals which is welcomed.

Detailed Landscape Scheme (full details of updates provided below)

With reference to my previous comments dated 2nd December 2017 and 9th of June 2018 I note that the surfacing of the footpath route (see below) has not been updated to tarmac. I consider that this will become a well-used footpath / cycle route and I note from my site visit that the existing hoggin footpaths (constructed approximately 1 year ago) have already become degraded. In my view hoggin surfacing will require topping up and weeding over time, which would become a maintenance problem. For reasons of durability and accessibility I would recommend that the surfacing is updated.

Play Areas

I have assessed the proposed play areas in-line with the FIT: Planning and Design for Outdoor Sport and Play (PDOSP) 2008 which provides useful guidelines for different types of play provision. I have asked for a number of amendments and in the main the updates to detailed aspects of the design have been addressed.

I note that 2 play units within the NEAP sit inside of the recommended 30m buffer zone (this is the minimum distance between the equipment and the nearest dwelling); however, I accept that this is a guideline and given that these units are static and there will be some tree planting within the buffer I would not object to this.

The play strategy now includes a skate park which provides an active use to the parcel of land in the south-western corner which is positive. I have assessed the submitted Skate Park Plan (5109.PS08 Rev.-) and I consider that the design and layout is acceptable.

Overall, I can confirm that I am content with the play area provision across the site.

Draft recommendation:

No objection – subject to the updates of footpath surfacing.

Officer initials: KS

FULL DETAILS OF UPDATES

Hard Surfacing (5109/HS12 – HS17 & HS19)

Hard Surfacing 1 of 7 (5109/ HS12 Rev. Q)

- *It is advised that the 3m wide spine path is updated to tarmac as this would receive more wear compared to the secondary paths. – This has not been updated?*
- *We will require a detail for steps set within the hoggin paths. – The detail for the steps has been updated on the drawing and is acceptable. - DONE*
- The five a side football pitches have been added to the plan.
- A note added regarding a potential new access to northern residential area.

Hard Surfacing 2 of 7 (5109/ HS13 Rev. Q)

No comments

Hard Surfacing 3 of 7 (5109/ HS14 Rev. Q) and 4 of 7 (5109/ HS15 Rev. R)

- *2 no. seats and 1 no. bin should be included along the footpath adjacent to the proposed ponds. – DONE*
- *I consider that the primary path should be surfaced in tarmac as this will receive more wear (see dashed red line on image below). – This has not been updated?*





Hard Surfacing 5 of 7 (5109/ HS16 Rev. Q)

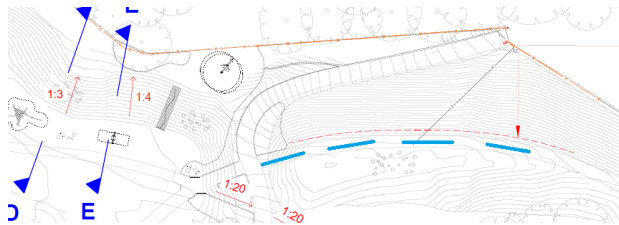
- *A bin should be included on the path adjacent to the LAP. – DONE*

Hard Surfacing 6 of 7 (5109/ HS18 Rev. Q)

No comments

Hard Surfacing 7 of 7 (5109/ HS19 Rev. B)

- *There should be a cross-reference on this drawing to the Illustrative Section Details. - DONE*
- *The post and rail fence that is proposed to the steep bank should be located half way down the slope to reduce the fall to both sides of the fence line. - DONE*
- *The gradient needs to be included for the footpath indicated with the blue dashed line. – The gradient has been updated and is acceptable.*



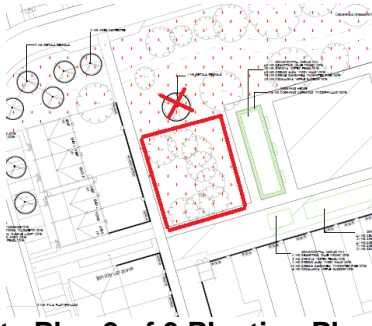
Hard Surfacing plans general comments

- *Some of the proposed benches should be substituted for seats as these are more comfortable and will cater for all users. - DONE*
- *The specification for the street furniture must be updated on the plans. – This has been updated and is acceptable*
- *There needs to be consistency across all drawings in terms of the proposed street furniture. The number, location, and specification as shown on the Hard Surfacing plans must also be reflected on the Planting Plans and Amenity Play plans. – I withdraw this comment. I understand that different information is shown on different plans which overlap.*

Amenity Play and Trim Trail (5109/PP01 - PP03 & 5109/PS01 - 07)

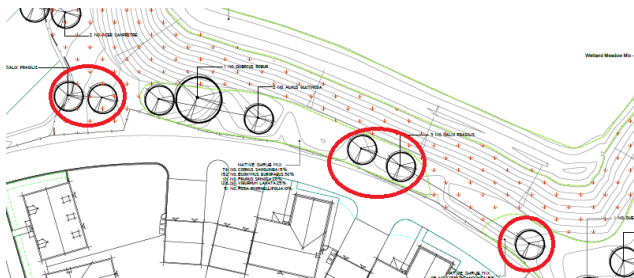
Amenity Play 1 of 3 Planting Plan (5109/PP01 Rev. N)

- *Introduce bulb planting beneath the Fagus sylvatica 'Purpurea' tree avenue. - DONE*
- *A group of existing trees to the north of the officers mess have been removed. This must be reflected on the plan along with new replacement trees. I would recommend that the proposed birch is omitted and new tree avenue of introduced alongside the path. Given the proximity of housing I would recommend a small/medium tree species such as Pyrus calleryana 'Chanticleer' and an extended area of amenity grass. – DONE.*
- *The five a side football pitches have been added.*
- *The bowling green label has been added.*



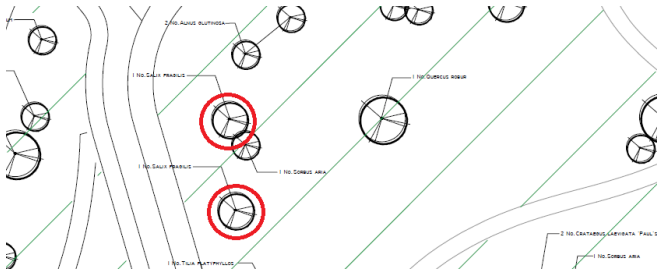
Amenity Play 2 of 3 Planting Plan (5109/PP02 Rev. N)

- *Introduce bulb planting beneath the Tilia platyphyllos tree avenue along the footway.*
- DONE
- *Will the basin have a liner? If not it is advised that this area is seeded with a wetland meadow mix.* – Details of this have been provided.
- *The use of willow adjacent to the carriageway could cause future maintenance problems. The 5 no. willow as shown on the plan below should be substituted for alternative species such as Acer campestre, Alnus glutinosa and/or Sorbus aria.* – DONE.



Amenity Play 3 of 3 Planting Plan (5109/PP03 Rev. N)

- *For reasons above update 2 no. willow with alternative native species.* – DONE.



Amenity Play Planting Plans General Comments

- *Where amenity grass areas are situated adjacent to the road it is advised that a timber trip rail is introduced along the roadside boundary.* – This has been updated on the plans. The specification for this is included on the Hard Surfacing plans.
- *A mown grass strip should be included alongside paths and carriageways where meadow grass is proposed. This could be included as a note within the key.* - DONE

LEAP 01 – Country Park (5109/PS01 REV. A)

- *We will require further information regarding the specification for the boulders and timber logs. Given that these are bespoke items risk assessments must be carried out in accordance to ROSPA (Royal Society for the Prevention of Accidents) Guidance.* – The specification has been updated and is acceptable.
- The proposed LEAP has a 20m buffer which meets the FIT standard.

LEAP 02 – Amenity Play (5109/PS02 REV. B)

This has been submitted and the details provided are acceptable. The proposed LEAP has a 20m buffer which meets the FIT standard.

LEAP 03 – Amenity Play (5109/PS03 REV. A)

- *Within the surfaces key we will require the colour of the Wet Pour Rubber.* - This has been updated to black which is acceptable.
- *Are any of the items of equipment for inclusive play? At least one unit should provide this capability.* – An inclusive orbit unit has been added which is acceptable.
- The proposed LEAP has a 20m buffer which meets the FIT standard.

LEAP 04 – Boundary Trees (5109/PS04 REV. B)

- *This play area is confined to a narrow space. I would advise that the LEAP boundary fencing is omitted and enclosure is included to the wider area. I would suggest estate railings alongside the road with suitable gated access points to allow for permeability into the area (see blue dashed line below).* – This has been updated and this is acceptable.
- The proposed LEAP has a 20m buffer which meets the FIT standard.



NEAP

01 – Country Park (5109/PS05 REV. D)

- *The 1:300 scale indicated on the plan does not appear to be correct. This should be checked. The equipment should be situated at a 30m distance away from housing. I cannot check this without the correct scale.* – I note that 2 play units within the NEAP do not sit outside of the recommended 30m buffer zone; however, this is a guideline and given that these units are static and there will be some tree planting within the buffer I would not object to this.
- *The boulders are proposed on a sloping site. I have checked with the manufacturer and they have stated that this would be possible, but they would not recommend it. A full risk assessment must be carried out in accordance to ROSPA (Royal Society for the Prevention of Accidents) Guidance.* - The boulders have been repositioned on flatter ground which is acceptable.
- *Equipment item 2 should be located at the top of the slope as this is a static piece of equipment and would need greater surveillance. Items 1 and 6 are acceptable on the slope as these would be transient items i.e. children would only spend a brief time at the bottom on the slope before returning back to the top.* – This piece of equipment has been removed completely. Given the site constraints I consider that this is acceptable.

Trim Trail (5109/PS.ASP06 REV. A)

- *The equipment specified is for children only. Should this also cater for adults?* – Equipment for adults has been added to the trim trail which is welcomed.

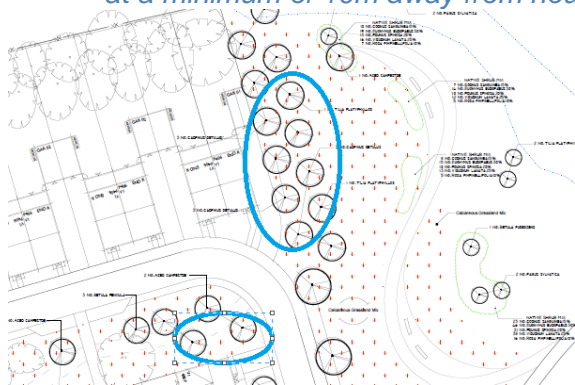
LAP (5109/PS.ASP07 REV. A)

- *1 no. bin should be provided in or adjacent to this area.* - This has been updated on the Hard Surfacing plan.

Ecology Zone Planting Plans (5109/PP04 & PP05)

Ecology Zone 1 of 2 Planting Plan (5109/PP04 Rev. N)

- *Proposed trees highlighted in blue are situated too close to housing. The 2 no. Acer campestre to the south should be omitted. The group to the north should be located at a minimum of 10m away from housing.* – DONE



- *This planting should be typical of the rural landscape. I would advise that trees with purple foliage such as Acer platanoides 'Crimson King' is omitted. Salix alba (standard tree) should also be omitted. These should be updated with alternative native species.* – DONE

Ecology Zone 2 of 2 Planting Plan (5109/PP05 Rev. N)

No comments.

Ecology Areas Plans General Comments

- *A mown grass strip should be included alongside paths and carriageways where long grass mixes are proposed. This could be included as a note within the key.* – DONE

Country Park Planting Plans (5109/PP06 & PP07)

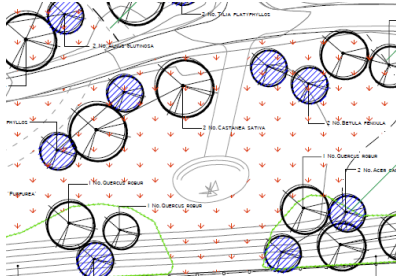
Country Park 1 of 2 Planting Plan (5109/PP06 Rev. N)

- *The use of poplars is not recommended as these trees can become a future maintenance problem. It is advised that these are substituted for alternative native species. Small/medium trees should be selected where trees are situated near to housing.* – DONE
- *A post and rail fence should be included half way down the steep bank to create a safe environment for pedestrians using the footpath. This should correspond with drawing Hard Surfacing 7 of 7 (5109/ HS19 Rev. O).* – DONE
- *Any updates to NEAP 01 (5109/PS05 Rev. C) should also be reflected on this plan.* - DONE

Country Park 2 of 2 Planting Plan (5109/PP07 Rev. O)

- *While this area provides a good planting scheme for bio-diversity I consider that further amenity spaces need to be incorporated. I would suggest large swathes are amenity grass areas adjacent to the main footpath where there is level ground. This may involve thinning out proposed trees within these areas.* - DONE
- *Again poplar and willow should be updated for alternative species.* – DONE

- *2 no. seats and 1 no. bin should be included along the footpath adjacent to the ponds.* – This is reflected on the Hard Surfacing Plans.
- *Is there a detail for the 2 no. ponds? These will require gentle side slopes to ensure that they are integrated sufficiently into the surroundings, create a safe environment for users and have shallower areas to support a range of species.* – The wetland scrpas have been omitted following safety concerns. This area has been cleared to allow for additional amenity space which is acceptable. Therefore, the details are no longer required.
- *The feature depicted on the image below is not on the key. This should be labelled on the plan.* – A note has been added to the plan and the use of this area is now clear.



Country Park Planting Plans General Comments

- *Where amenity grass areas are situated adjacent to roads I would suggest that a timber trip rail is introduced to the roadside boundary.* - DONE
- *A mown grass strip should be included alongside paths and carriageways where wildflower grass is proposed. This could be included as a note within the key.* - DONE
- *Proposed street furniture also needs to be updated on the drawings to reflect the Hard Surfacing 3 of 7 plan (5109/HS14 Rev.0)* – I would like to withdraw this comment. I understand that these plans show planting only.

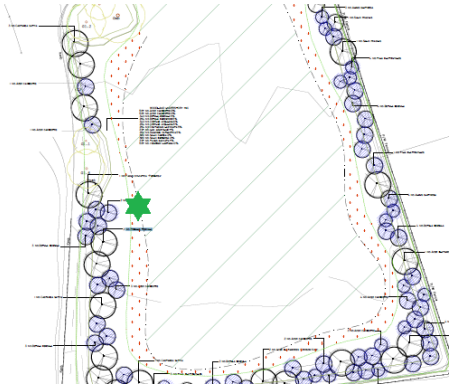
Boundary Areas Planting Plans (5109/PP08 & PP09)

Boundary Areas 1 of 2 Planting Plan (5109/PP08 Rev. N)

- *This needs to reflect any updates to drawing LEAP 04 (5109/PS04 Rev. -)* - DONE

Boundary Areas 2 of 2 Planting Plan (5109/PP09 Rev. N)

- *This needs to reflect any updates to drawing LEAP 04 (5109/PS04 Rev. -)* - DONE
- *South-western corner - Substitute proposed poplar, adjacent to the entrance, with an alternative native species such as Fagus sylvatica.* - DONE.
- *South-western corner - This planting should be typical of the rural landscape. I would advise that trees with purple foliage such as Fagus sylvatica 'Purpurea' and Acer platanoides 'Crimson King' are omitted. Salix fragilis (standard tree) and Populus tremula should also be omitted. This area would benefit from thinning out and it is advised that these trees are not replaced with alternative species.* – DONE
- *South-western corner – 2 no. seats and 1 no. bin should be added and located on an area hard standing (for location see green star). Benches should face in an easterly direction to take in long distance views.* – This has been updated on Hard Surfacing plan 5 of 7 (5109/ HS16 Rev. P).



- Adjacent to housing - The mature height of *Tilia platyphyllos* will exceed 20m and should not be planted too close to housing. 3 no. should be omitted (see image below). – The 3 no. trees have been omitted.



✓ Illustrative Section Details (5109/SDOP/01-07 Rev. B)

- Section line L will need to be updated to reflect the changes to the fence line (drawing 07). - DONE
- There should be a cross-reference on the Illustrative Section Details to the Hard Surfacing plan 7 of 7 (5109/ HS19 Rev. O) which indicates the location of cross-section lines. - DONE
- The general levels across the site as depicted in the Illustrative Section Details are now considered to be acceptable. Furthermore, all trees have been checked on site and the tree officer (MB) and he is content with the proposals. For full details on this please refer to the attached mark-up plan (20/12/2017).