

Osmond, Gary

From: Ellison, Mark
Sent: 19 September 2023 16:45
To: Osmond, Gary
Cc: Oliveira, Marta
Subject: Planning App Consultation Request Internal F/23/95527

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Hi Gary

Landscape comments on 2,4,6,8 Toynbee Road and 2,3,4,5 Romsey Close F/23/95527

The development must provide sufficient space for screening of the parking. It is not acceptable to rely on vegetation beyond the site boundary that is not within the applicant's control.

The premise in the Design statement of the following text is not accepted: *'Given the older age profile of the owners and users, large flat areas for active recreational use are not generally required.'*

There should be an appropriate open area for activities such as communal Yoga/fitness/dance. This should ideally be set within a garden for other outdoor activities. These should include seating areas in both sun and shade and space for croquet and other lawn-based games. It's important to bear in mind that the residents are almost certain to be visited by their families, which will sometimes include young children. A dark North-facing location doesn't seem to be the right location for the owner's lounge.

I concur with all the Urban Design views of my colleague. I would especially emphasise her following comments which overlap with the landscape viewpoint;

- *'The large footprint is taking too much of the site leaving too little for landscape or to even soften this bulky building.'*
- *An alternative layout should be explored to create more opportunities to break up the building further, by proposing, for example, two different buildings that potentially could still be linked by glazed corridors, if necessary.*
- *As it stands, the proposal does not create an appropriate transition to visually connect existing built form to the north and south, with an appropriate layout and street scene.*
- *The proposal should demonstrate that the proposed layout does not diminish and, preferably, enhances the character of the area.*
- *... there isn't enough amenity space around the building for future occupants to enjoy.*
- *The proposal should have a landscape strategy on board from a very early stage to ensure that the external space is a pleasant and usable space by identifying different uses for each area.'*

The plans do not provide sufficient information for a full application; we would need full planting plans and full hard landscape details, including for boundary treatments.

In conclusion, the proposal represents over-development and suggest the building footprint is reduced, otherwise we would have to recommend refusal. Another option would be for the construction of an underground carpark beneath the building, to allow sufficient space for outdoor amenity.

Best regards
Mark

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