

Osmond, Gary

From: Ellison, Mark
Sent: 07 December 2023 15:28
To: Osmond, Gary
Subject: Landscape comments on F/23/96103 : parcel of land to the rear of Oakfields

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Hi Gary

Please note- includes one or two minor, but significant points that I didn't mention in our chat just now.

Landscape comments on F/23/96103 : parcel of land to the rear of Oakfields

1. Since the previous application for this site the council has published the following supplementary planning document 'Trees and Development Supplementary Planning Document' and adopted in April 2022.

Treating this street as a Level 3 category the layout falls far short of the tree provision required under this SPD. The relevant extract is quoted below;

'Level 3: Neighbourhood Streets. These can include Low Traffic Neighbourhoods (LTNs), School Streets and Home Zones but must be pedestrian and cycle friendly and family-orientated in design. These streets extend the Access Street into the heart of the development parcel and enable direct access to homes and, in some cases, schools and other community facilities. Neighbourhood Streets should: 36.4.1. Include one medium sized tree species, every 20 metres within build outs, verges or other communal planting areas using preferably 18-20 cm girth or greater stock. In addition, there should also be at least one small tree every 10 metres; 36.4.2. Should aspire to delivering a 3 metre plus soft landscape zone incorporating trees and SuDS features, (e.g. rain gardens); and 36.4.3. Incorporate medium and large trees and other soft landscape within play areas (LAPs), sitting areas, modal filters and other features and points of interest throughout the neighbourhood.'

It is recommended that the layout be amended to address this issue and that the easiest way of doing with would be a through an initial 'teams' meeting with the relevant parties, including myself. If this does not happen, we would recommend refusal. Note that the cultivar of Field Maple specified is only classified in our guidance as a very small tree. As a point of record, we have calculated this as 10 high x 4m spread at maturity. After deducting the clear stem height at maturity, this only generates a canopy volume of 88M3.

2. Unless the applicant can evidence going forward that HCC will agree with him a wayleave to mount the lighting on the new houses and that he wishes to do that, the existing street light columns within the site **must** be shown on all the plans.
3. There is a discrepancy in the area of the red line in the Southeast corner of the site between the Existing layout plan and the plans showing the proposal. Please rectify this.

Best regards
Mark

Mark Ellison
Principal Urban/Landscape Design Officer
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