

TO: DEVELOPMENT MANAGEMENT	DM OFFICER: Robert Major EXT: 6577
FROM: LANDSCAPE DESIGN	LANDSCAPE ARCHITECT: John Gillman EXT: 6524
APP NO: 06/2020/1002 DRAWING NO:	DATE SENT BY DM: 24/09/2020
ADDRESS: Land to the north of, Jepps Lane, Barton, Preston	PROPOSAL: Outline planning application seeking approval for access only for residential development up to 125no. dwellings (all other matters reserved)
TYPE OF CONSULTATION: Outline	
RESPONSE REQUIRED BY: 18/10/20	COMMITTEE DATE:
DM REQUIREMENTS ETC: EASY ACCESS TO SITE?: EASY TO FIND?:	
RESPONSE:	DATE: 29/09/2020

I have only been able to undertake a desktop study at this stage, but have a number of remarks concerning the application.

My comments are based upon the documents supplied and I have not undertaken a separate exercise.

I have assumed that the Tree Officer will be making comments relating to existing trees, however, from a Landscape perspective, all the existing trees within the site or on the boundary are significant in terms of visual amenity and environmental benefits. They are all worthy of retention in my view and should be considered for TPO's.

As this application is for access only at this stage, detailed Landscape comments are not required, however, my comments on the wider scheme are summarised below.

A Landscape and Visual Impact Assessment (LVIA) has been prepared in support of this planning application. The findings and conclusions of the LVIA are summarised by the applicant as follows and I would draw your attention to this:

In Landscape terms, the proposed development is considered to

give rise to a few Moderate and Slight effects, and in Visual terms a combination of Negligible, Slight and Moderate effects. A robust and carefully considered landscaping scheme serves to integrate the scheme into the wider landscape setting, whilst mitigating effects on sensitive visual receptors through the retention of boundary vegetation and the supplementary planting of appropriate native species.

I am in general agreement with the above summary, however, I do have concerns over the development of this site which is located in open countryside.

If development was considered suitable for this site, I would add that boundary treatments should be carefully considered around the edges of any development. Hedges, or estate type railing is preferred – close board/waney edge fencing would be unacceptable in this location due to its suburban character.

Existing vegetation should be retained wherever possible to maintain habitat and to retain some of the original character features – particularly hedgerows and trees (see above).

There are some mature trees along the road boundary of the site, and there are mixed native hedgerows; I would hope that these can be retained and incorporated into the proposals.

I would expect to see the following standards referred to in the proposals;

- BS 5837 Trees in relation to Construction
- BS 3882:2007 Topsoil
- BS 8545:2014 Trees from nursery to independence

A full and detailed scheme of landscaping will be required to consider the scheme at Reserved Matters stage.

This would consist of a scaled plan showing good quality hard and soft landscaping details, details of levels, paving treatment and materials, plant species, position, number and/or densities per square metre with the area given, and the size and specification of the plant material.

The details should also include proposals for long-term maintenance and landscape management including the configuration of the planting pits, method of staking or guying, the position of existing and proposed underground services, drainage, overhead services, tree/shrub protection/mulching and a five year planting and maintenance schedule including watering.