

INCOMING EMAIL

From: J.Jones
To: Planning.Admin
Date: 20/04/2020 09:42:20
Subject: FW: V/2020/0184

From: P.Crawford <P.Crawford@ashfield.gov.uk>
Sent: 17 April 2020 14:16
To: R.Steel <R.Steel@ashfield.gov.uk>
Cc: Planning.Admin <Planning.Admin@ashfield.gov.uk>
Subject: RE: V/2020/0184

Hi Robbie,

Please see below landscape comments for the Ashlands Road Development application V/2020/0184/

May planning comments relate to the Landscape and Visual Impact Assessment February 2020 issue 1, site master plan and design access statement.

The development should seek to enhance existing lines of hedgerow boundary whilst integrating the openness of the development site layout at key locations. These would need to be captured in a detailed landscape plan of the site and submitted for approval.

*A detailed landscaping plan will need to be approved and secured by pre-commencement condition. The landscape plan will need to clearly set out the following.
Ashland Road boundary: Secure and enhance existing hedgerow. Improve openness to the development site at key viewpoints. Improve the connection and layout between the new development and Keats Avenue.*

South boundary: enhance landscape buffer.

West boundary: Secure and enhance hedgerow

North boundary: Secure / enhance hedgerow boundary. Enhance gateway points to Brierley Forest Park. Consider the integration of key infrastructure including highway circulation routes and surface water drainage.

The detailed landscape plan will need to include, all planting layout, size, densities and species selection including planting specification for trees, shrubs and turf areas. All hard landscaped areas, including pedestrian access routes / layout dimensions and furniture including the finished topography of the proposed site.

The landscape plan will need to include all boundary treatment detailing material type and heights, key access points and dimensioned layouts. This should include where existing hedgerows are to be retained and enhanced.

The developer will need to provide a five year maintenance and management plan for all of the proposed landscape amenity space.



The developer has provided a landscape visual impact assessment which has been set out in accordance with the GLVIA 2017 document. The assessment generally provides a balanced approach of the development impact. A focus should be put on the visual impacts from the south along Ashland Road through appropriate landscape design of the site boundary. The visual impact from the north (Brierley Forest park) can be reduced by maintaining an open aspect and development frontage facing the park complemented by landscape boundary improvements. These points should be considered during the development of the detailed landscape plan.

Surface water impact and amenity value:

The proposed surface water drainage system will require a detailed landscape plan to ensure the space seamlessly integrates with the overall site landscaping and provides amenity benefits. The design detail of the surface water drainage system should comply with the SuDs manual C753.

To make the development acceptable in planning terms, s106 contributions for off-site POS and public realm improvements would be required, as follows:

A S106 contribution of £600K is required for Riley Recreation Ground and / or Huthwaite Welfare Park and /or Brierley Forest Park to include maintenance payment of (2.5% of £600k = £15,000 per year: Total £225,000 over 15 years.

Total Public Open Space S106: 375k Capital 225k Maintenance.

Public Realm contribution of 200k towards Huthwaite High Street and shopping area

Kind regards

Paul Crawford CMLI
Place and Projects Officer

Place and Wellbeing
Ashfield District Council
Urban Road
Kirkby-in-Ashfield
NG17 8DA

Tel: 01623 457451
p.crawford@ashfield.gov.uk

From: R.Steel <R.Steel@ashfield.gov.uk>
Sent: 15 April 2020 13:26
To: P.Crawford <P.Crawford@ashfield.gov.uk>
Subject: RE: V/2020/0184



Robbie Steel MRTPI
Major Projects Officer
Ashfield District Council
Urban Road
Kirkby-in-Ashfield
NG17 8DA

Phone: 01623 457 464
Email: r.steel@ashfield.gov.uk

From: P.Crawford <P.Crawford@ashfield.gov.uk>
Sent: 14 April 2020 14:30
To: R.Steel <R.Steel@ashfield.gov.uk>
Subject: V/2020/0184

[REDACTED]

[REDACTED]

Kind regards

Paul Crawford CMLI
Place and Projects Officer

Place and Wellbeing
Ashfield District Council
Urban Road
Kirkby-in-Ashfield
NG17 8DA

Tel: 01623 457451
p.crawford@ashfield.gov.uk