

Ashland Road V/2020/0184

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

Openness and enhancement to key boundaries are to be included, enhancing existing lines of hedgerow and integrating the openness of the development site 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 view points. 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 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.

Developer Contributions:

Developer contributions should be secured through a S106 agreement as follows:

Off-site public open space contribution: of 600k which is to be **inclusive of** 225k towards maintenance for 15 years. The contribution is to be towards three sites:

- Riley Recreation Ground and/or
- Huthwaite Welfare Park and/or
- Brierley Forest Park

Biodiversity contribution: The developers supplementary information has indicated that the development shows a net loss of 11.1 biodiversity units. The draft Environment (Principles and Governance) Bill sets out that a 10% biodiversity net gain in respect of any new development that results in habitat loss or degradation should be achieved. The most recent national government data indicates that £11,000 should be provided per unit. On this basis, a contribution of **£134,300** will be required towards ecological enhancement and tree planting on Brierley, Sutton Lawn, Healdswood Rec, Stoneyford Rec, Quarrydale Rec or Sutton Town Centre urban tree planting and that the contribution is made in advance of the development and on completion of a S106 agreement to ensure biodiversity mitigation can be established at the earliest opportunity.

Leisure contribution: will be required towards the local authority Lammas Leisure centre. Sports England have advised that the capital cost of accommodating demand for existing built facilities equates to £258,000.