

Condition 14 – Landscaping

1. Paving details with tree planting in the area to the south and east of apartment block 3 which is missed off the External Works Layout drawings, as discussed above.

Due to the proximity of retaining wall, utilities and retaining walls tree planting is constrained in this location. Would a shrub proposal be acceptable?

2. Enclosures for all types of boundaries including detailed drawings of each type of enclosure. These will need to be coordinated with the landscape proposals.

Boundary treatment plan provided under condition 10

3. Utility margins or routes will need to be shown on the landscape drawings to ensure there is no conflict with the proposed planting.

Co-ordination between utilities has taken place. Please refer to response in section 9.

4. The RM application indicated that drives, parking courts and parking bays were to be block paved, however all these areas are now indicated as being surfaced with tarmac. This is unacceptable and will need to be amended to significantly reduce extensive areas of tarmac and to help define which areas are private spaces and those which are in the public highway.

Noted, revised drawing underway.

5. Landscape Proposals Sheet 6 is missing so have been unable to comment on planting associate with this area.

Now enclosed.

6. The soft landscape plans will need to be accompanied by a full planting schedule and detailed landscape specification.

This is shown within sheet 6.

7. A number of trees are indicated on the drawing as having a cell root system (defined in the key). However no details are provided as to the typical construction details of this tree pit with underground soil cells, including type of cells to be used and depth and configuration of the cells under the adjacent hard surfacing.

Refer to drawings PR109183-KT-D2 Rev C

8. Where hedging is to be used to define a front boundary or other spaces around the apartment blocks and no other enclosure (fencing) is to be used, it is important to include temporary post and wire fencing to prevent short cuts being taken through the hedge during establishment and to provide a secure boundary.

Noted.

9. The Landscape Masterplan indicated the location of strategic tree planting across the site however this doesn't appear to be fully reflected on the landscape drawings. It is important that these structural trees are included as part of proposals to ensure there is some physical and visual relief by the trees provided within these extensive hard spaces. Tree planting will need to be included in the following locations:

- South of the rear garden of plot 1. **Drainage conflict.**
- North of the rear garden of plot 39 in the shrub bed. **Drainage conflict.**
- To the front of plot 39 in planting bed adjacent to the parking bay. **Drainage conflict**
- To the front of plot 43 in planting bed between parking bays (will require tree pit with underground soil cells). **Drainage conflict**
- To the front of plot 32 in planting bed adjacent to parking bay (will require tree pit with underground soil cells). **Drainage conflict**
- To the front of plot 35 in planting bed adjacent to footway (will require tree pit with underground soil cells). **Drainage conflict**
- North of rear garden of plot 12 avoiding street lamp. **There is a requirement of 5m offset from the street lamp post to the trunk of the tree and this is not achievable here.**
- Missing tree in planting bed to north of parking court for apartment block 3 – tree is labelled (Acer campestre 'Elsrijk') but there is no symbol on the plan. **Noted. Revised plan will be issued capturing this.**
- To the front of plot 137 between parking bay and footway (will require tree pit with underground soil cells). **Our plans do show a tree with cells.**
- South of apartment block 4 in planting bed between parking bays 127 & 128. **Drainage and street lamp conflict.**
- Additional trees to the south of apartment block 4 to the back of parking bays 130 – 133, and adjacent to footway north of parking bay 153. **To 130-133 there is a street lamp conflict and 153 does show a tree with Polypipe cells.**
- In shrub bed between parking bays 155 & 156. **Drainage conflict.**
- Two other trees were proposed in the parking court to the rear of plots 153 – 157 however these are not included due to lack of space. I therefore suggest the rear garden of plot 158 is shortened by 2m to provide an amenity space between parking bays 159 & 160 which will allow a tree to be planted, and which will form a focal point at the end of the parking court..
- North of the side rear garden of plot 162. **Drainage conflict.**

- The Landscape Masterplan originally indicated nine trees to the fronts of plots 190 – 205 to break up the extensive area of parking along this section of road. The landscape plan now only shows three trees which is completely unacceptable. Additional trees will need to be included in the planting beds between parking spaces to the fronts of plots 192, 194 and 196 and in the front garden of plot 190. Between plots 197 – 203 where there are 14 parking spaces in a row there are no trees or planting to break up the extent of hardstanding. The layout will need to be amended to include two further trees in this area. The parking has been widened to include the additional width for the M4(2) units, so as a result the landscaping pockets have been removed. Drainage conflicts, this has been raised with Polypipe and they have no solution with the given layout and underground services.
 - North-east of parking bays for plot 175 adjacent to the cycleway. Drainage conflict.
 - East of the rear garden of plot 175 by turning head. Drainage conflict.
 - By the entrance of private drive to plots 187 – 189 avoiding easement. To plot 189 there is a drainage conflict and easement and plot 187-188 does have a tree with root cells.
10. Two trees on Sheet 5 appear not to be labelled. The first is to the side of the rear garden of plot 171 and the second is to the side of the rear garden of plot 163. Noted.
11. The Birch opposite plot 172 is located in a fairly narrow planting bed and suggest underground soil cells are included within the tree pit construction for this tree – Sufficient soil volume identified however, we will discuss this with Polypipe for confirmation.