

Nick Matthews

From: Felicity Tozer
Sent: 19 June 2020 9:57 AM
To: Catherine Loveday; Matt Haslam; Jane.Jarvis@southglos.gov.uk
Cc: rebecca.mitchell@barwoodland.co.uk; Nick Matthews
Subject: West of Park Farm - Design Response
Attachments: 27982 DAS 2020 22 - extracts-min.pdf

Hello all,

I hope you are keeping well.

Following our meeting a couple of weeks ago, please find attached a draft of the amendments/additional information for the DAS. As discussed, we would be grateful for any comments on the draft prior to the formal submission.

The attached is a compressed version as I wasn't sure if your inbox limit is set at 10MB. The full quality version is here if you would rather review that - <https://savillsglobal.box.com/s/2og8j0bcgh9r21g72nqvp5s2nvzaurfv>

As agreed, this update provides:

- A design approach for the NW corner in a similar manner to the NE area already submitted; including providing a looser form of development, inclusion of green openings and landscape principles for this transitional area.
- Updates the western 'glimpsed view' to a Priority Vista and sets out associated design principles to inform the detailed design stage.
- Includes an updated cross section to better illustrate the future role of landscaping.
- Provides some additional commentary as part of the Character sections, and includes the changes to materials.

As discussed, these updates, alongside the other relevant parts of the submitted planning application, will be secured through planning conditions. Alongside the 'standard' conditions requiring compliance with parameter plans, approval of RES, and the requirement for a LEMP; we discussed a condition along the lines of the below would provide that additional clarity both to future developers, and to SGC in ensuring these design principles follow through to the RES stage. Indicative condition wording -

"The development shall be carried out in accordance with the principles of the approved Design and Access Statement [<insert final ref>], including:

- a) Vistas (in accordance with the principles set out on pages X of the approved DAS)
- b) North West Corner (in accordance with the principles set out on pages X of the approved DAS)
- c) North East Corner ((in accordance with the principles set out on pages X of the approved DAS)
- d) Xxxx"

We would be grateful if you could review and provide any comments so we able to finalise and submit these changes.

If helpful, perhaps we could have a quick call next week to pick up any points which need to be discussed?

Thanks
Felicity

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