

South Gloucestershire Council

PO Box 281, South Gloucestershire BS35 9BP

Memorandum to:

David Stockdale

Copy to:

From: Jane Jarvis

Date: 4 June 2021

Our Reference: **P21/03344/F**

Telephone: 01454 867803

Facsimile: 01454 863440

Email: Jane.Jarvis@southglos.gov.uk

RE: LAND SOUTH OF BADMINTON ROAD, OLD SODBURY BS37 6LU

1.0 Description of Proposal

- 1.1 This is a full application for the erection of 35No. dwellings with garages and associated works.
- 1.2 The 35No. dwellings will be arranged either side of an access road stretching from the existing site access within the NE corner of the site. The majority of the dwellings will be 2 storey, with 2No. single storey units proposed within the SE corner of the site to the rear of Chestnut House. A mix of roof and elevational materials are proposed.
- 1.3 A small open space is proposed within the SW corner of the main site area, which will accommodate an attenuation basin that will feed into the River Frome.
- 1.4 A pre-application enquiry for 28 dwellings was submitted February 2019, and a Call for Sites submission made in October 2020.

2.0 Policy Context and Guidance

- 2.1 The following policies apply to the site:
 - **NPPF March 2012**
Section 15: Conserving and enhancing the natural environment.
 - **National Design Guidance September 2019**
Part 2: The ten characteristics, including landscape related Context C1 and C2, Identity I1 to I3, Built Form B1 and B2, Movement M1 to M3, Nature N1 to N3, Public Spaces P1 to P3, Homes and Buildings H1 and H2.
 - **SG Core Strategy (Adopted December 2013)**
CS1: High Quality Design
CS2: Green Infrastructure
CS5: Location of Development
CS9: Managing the Environment and Heritage
CS34: Rural Area
 - **Policies Sites & Places Plan (Adopted November 2017)**
PSP1: Local Distinctiveness
PSP2: Landscape
PSP3: Trees & Woodland
PSP8: Residential Amenity
PSP17: Heritage Assets and the Historic Environment

- **South Gloucestershire Landscape Character Assessment SPD (Revised and Proposed for Adoption November 2014)**
Site lies within LCA 5: Wickwar Ridge and Vale
- **Cotswold AONB Management Plan 2018 -2023**

3.0 Site Description & Landscape Character Context

- 3.1 The site extends to some 1.41ha and lies in open countryside, west of the settlement boundary of Old Sodbury.
- 3.2 The main rectangular shaped site lies off the south side of the A432 Badminton Road, largely behind a linear strip of allotments that extend between Sodbury House Hotel to the west, and Chestnut House and a transport yard to the east. A narrow projection from the SW corner of the main site westwards towards the River Frome and Chipping Sodbury Aqueduct.
- 3.3 A native hedgerow doglegs across the SW part of the main site to separate it from the smaller field forming the westerly projection, and includes a Category C Ash. A Category A Oak tree overhangs the NW corner of the site, and a Category B Horse Chestnut lies adjacent to the eastern site boundary. A low-medium height Elm with bramble hedge extends along the northern site boundary with the allotments.
- 3.4 The southern site boundary is defined by a post and wire fence, beyond which lies a railway line, partly in deep cutting. The boundary of the Green Belt follows the southern edge of the railway.
- 3.5 The Grade II listed Hartley House lies on the north side of the A432, to the NW of the site entrance. The boundary of the Cotswold National Landscape follows the northern edge of the A432 and takes in Hartley House.
- 3.6 The Frome Valley Walkway long distance route crosses both the allotments and site from north to south before passing beneath the railway line.
- 3.7 The section of A432 approaching the site from either direction has a semi-rural character, and affords intermittent views towards the Cotswold National Landscape for those travelling eastwards.
- 3.8 A foul sewer diagonally crosses the western part of the site to intersect with the Frome Valley Walkway, where it crosses the southern site boundary.

4.0 Analysis of Proposed Scheme and Information Submitted

- 4.1 LVIA (April 2021):
 - The submission of a supporting LVIA is welcomed. However, request an addendum LVIA is submitted for the reasons set out below.
 - Only 6No. assessment viewpoints are presented in the LVIA, and consider that the visual effects for at least another 4No. additional assessment viewpoints should be included/described to address the following:
 - There are a number of views across the site from the A432 in addition to those shown by VPs 1 and 2, in which the site is seen in views towards the Cotswold National Landscape hillside. LVIA para. 3.53 quotes a 150m section of the road has views.
 - Presentation of photograph illustrating the view from VP 2 is badly distorted with excessive foreground curvature; request this is addressed.

- VP6 affords an elevated view from the Cotswold National Landscape, looking down onto the site and surrounding area, and illustrates how the choice of building materials relates to the prominence of built structures in the view; query whether the annotated location of the site in the view is correct.
- ZVI coverage on the 2.5km Viewpoints Location Plan shows that the existing site will be seen from the public footpath lying north of Mill Lane, but no representative viewpoint has been included to assess the potential visual impact from here.
- 2.5km ZTV Plan shows that the theoretical visibility of the proposals will cover a greater geographical area than the baseline site, and further viewpoint assessment is requested to include the following receptor locations (with appropriate cross-reference/update to LVIA paras. 3.23 to 3.25, page 19 and Table 4, for example): the Cotswold Way between the fort and where it looks towards the church in Old Sodbury (to the north of VP6, the Frome Valley Walkway where climbs the scarp to the south of VP 6, and from the seated viewpoint on the A432, in addition to the Mill Lane footpath location discussed above.
- As there will be intervisibility between the development and Cotswold National Landscape, it follows that there must be an indirect visual effect on this designated landscape, and therefore disagree with the assessment statement at LVIA paras. 3.15 and 3.20; also, request sensitivity of Cotswold AONB recorded in Table 1 on page 21.
- Para. 3.34 states a short section of the internal site hedgerow will be removed, but both the Arboricultural Report or on Landscape Strategy Plan -5015 Rev. D (reproduced on page 24) show that most of the 'dogleg' section of this hedgerow will be removed.
- With reference to Table 2 (page 25), consider that the loss of green field land to the proposed density of housing development will represent a permanent 'Major' adverse effect on land use/cover and the character of the site.
- With reference to Table 4 on page 33, consider that the impact on VP3 will be 'Major' Adverse due to the complete change in the available view and the setting of the viewpoint.

4.2 Landscape Issues:

- Arboricultural Report: tree/hedgerow retention and removal plan shows that most of the internal hedgerow within the SW part of the site will be removed to accommodate the road and attenuation basin. Recommend that detailed tree protection measures are agreed as a condition of any planning permission; defer to further comment from the Tree officer.
- Note that Planning Statement, at para. 7.74, confirms that the applicant is willing to discuss enhanced landscape design and mitigation measures; accordingly issues of concern and opportunity are set out below.
- 7No. additional dwellings are proposed since the pre-application discussions and consider that the layout is too 'cramped' to deliver an appropriately robust green infrastructure/landscape framework; defer to further comment from the Urban Design Officer.
- Proposed development scheme will intrude into existing views towards and from the Cotswold National Landscape, and therefore strongly recommend that the palette of roof and elevational materials are appropriately muted in colour/tone (e.g. exclude 'bright terracotta' hues); defer to further comment from the Urban Design Officer.
- Landscape Strategy Plan -5015 Rev. D shows a strong new hedgerow framework, which is welcomed, and will help mitigate the loss of the hedgerow to the POS/attenuation basin area. However, strongly recommend that further consideration is given to the following:

- a stronger and more balanced new green gateway feature at the site entrance as the proposed location of the sub-station detracts from this; query whether sub0-station can be relocated adjacent to the utilities area.
 - a large group of focal trees adjacent to the entrance of the Frome Valley Walkway as this currently is 'squeezed' by the proximity of dwellings 7 and 8 and their associated garden boundaries; larger/taller growing tree species will also help soften the appearance of these dwellings.
 - enhancement/retention of a priority view corridor from the Frome Valley Walkway (reference LVIA VP3) eastwards along the access road towards the Cotswold National Landscape hillside in terms of how the proposed street trees planting and landscape frontage edge treatments can be designed to frame the view and soften the appearance of the new housing; and also, how plots 32 and 35 can be better arranged to not intrude into this view corridor.
 - the proximity of a number of garage units to the northern boundary, which restricts the space for any meaningful and continuous reinforcement of the existing hedgerow (e.g. with an appropriate scale and quantum of tree planting) to soften the appearance of the new buildings in southerly views from the A432 etc. Similarly, dwelling 13 lies too close to the western site boundary to achieve an acceptable screening.
 - related to this issue, welcome the retention of maintenance access corridors the boundary hedgerows, but these will need to be wider than 1.5m to accommodate future maintenance machinery access (standard width is 3m), and therefore, the combined planting and maintenance corridor width requires review and widening.
 - also, lockable maintenance gates will be required at appropriate locations to prevent crime/security issues.
- Materials, Hard Surface and Boundary Strategy Plan – 5010 Rev. D shows length of 0.9m stone walling either side of the entrance, and also 1.6m recon. stone walling along the internal road, which is welcomed. However, recommend that the proposed kneel rail by the entrance is replaced by a line of sturdy timber bollards/posts to achieve an enhanced and better integrated landscape edge treatment in views in both directions along the road.
 - Given the importance of the Frome Valley Walkway as a long distance recreational route, consider that the proposed housing layout and edge treatments to either side of the route need to be comprehensively reconsidered; for example, redesign of the shared access and parking to plots 20 to 22 so that the route is not severed by a second 'vehicular' crossing to the south of the internal road; substitution of the kneel rail by low walling/hedge planting/sturdy timber bollards is also required; see also comments above on views.
 - Design of the POS is rather marginalised in location and limited in extent, and it is considered that this should be designed as a multi-functional space including seating and natural play features for enhanced recreational usage, rather than solely functioning as a SuDS area; defer to further comment from the POS Officer.
 - Welcome inclusion of marginal planting within attenuation basin to enhance biodiversity.
 - Defer to further comment from the Conservation Officer in respect of the potential impact on the listed Hartley House.

4.3 The above analysis has been undertaken as a desktop study, and with reference to published guidance and internet imagery such as Google Earth and Street View.

5.0 Conclusion/Recommendation

5.1 It is recommended that an addendum LVIA be submitted to address the issues discussed in Section 4, to provide further clarification/explanation as appropriate.

5.2 As outlined above, the proposed layout is not acceptable in its current form due to:

- the proposed green infrastructure and landscape frameworks being insufficiently robust;
- the type/scale/extent of proposed mitigation and new focal planting;
- the lack of retention of an appropriate internal view corridor(s) forwards the Cotswold National Landscape;
- the unsympathetic integration of the Frome Valley Walkway corridor into the layout;
- the limited usable extent, and design, of the POS;
- the serviceable width of the hedgerow maintenance access corridors; and
- the intrusive location of the sub-station at the entrance into the site.

5.3 Notwithstanding the items requested above, the following will be required to be submitted as a condition of planning:

- Tree/hedgerow protection plan to BS5837: 2012.
- Detailed planting plans specifying the location, species, stock size, planting centres and quantities of all proposed tree and structure planting (to be implemented in the first season following completion of construction works).
- A landscape and ecological management plan covering the enabling works operations/period and a subsequent 20 Year management period, identifying existing and proposed landscape and ecology related site assets, associated management objectives, schedules of annual maintenance works together with longer term management operations.
- Details of all proposed boundary and hard landscape surface treatments, including proposed levels and any soil retention/retaining walls that may be required, together with supporting schedule of proposed manufacturer hard landscape materials and site furniture products.
- Detailed design for attenuation basin to demonstrate how its profile/appearance will be sympathetically integrated into the open space.

Regards

Jane Jarvis CMLI
Landscape Architect,
Strategic Planning Policy & Specialist Advice Team

South Gloucestershire Council

PO Box 281, South Gloucestershire BS35 9BP

Memorandum to:

David Stockdale

Copy to:

From: Jane Jarvis

Date: 30 November 2021

Our Reference: P21/03344/F

Telephone: 01454 867803

Facsimile: 01454 863440

Email: Jane.Jarvis@southglos.gov.uk

RE: LAND SOUTH OF BADMINTON ROAD, OLD SODBURY BS37 6LU

1.0 Description of Proposal

- 1.1 This is a full application for the erection of 35No. dwellings with garages and associated works.
- 1.2 Further comments are set out in blue text below in respect of the LVIA submitted August 2021, in green text in respect of landscape consultant email of 30.8.21 that confirmed outstanding visual queries and revised information submitted October 2021, and in brown text for updated information submitted November 2021..
- 1.3 The 35No. dwellings will be arranged either side of an access road stretching from the existing site access within the NE corner of the site. The majority of the dwellings will be 2 storey, with 2No. single storey units proposed within the SE corner of the site to the rear of Chestnut House. A mix of roof and elevational materials are proposed.
- 1.4 A small open space is proposed within the SW corner of the main site area, which will accommodate an attenuation basin that will feed into the River Frome.
- 1.5 A pre-application enquiry for 28 dwellings was submitted February 2019, and a Call for Sites submission made in October 2020.

2.0 Policy Context and Guidance

- 2.1 The following policies apply to the site:
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- 3.3 A native hedgerow doglegs across the SW part of the main site to separate it from the smaller field forming the westerly projection and includes a Category C Ash. A Category A Oak tree overhangs the NW corner of the site, and a Category B Horse Chestnut lies adjacent to the eastern site boundary. A low-medium height Elm with bramble hedge extends along the northern site boundary with the allotments.
- 3.4 The southern site boundary is defined by a post and wire fence, beyond which lies a railway line, partly in deep cutting. The boundary of the Green Belt follows the southern edge of the railway.
- 3.5 The Grade II listed Hartley House lies on the north side of the A432, to the NW of the site entrance. The boundary of the Cotswold National Landscape follows the northern edge of the A432 and takes in Hartley House.
- 3.6 The Frome Valley Walkway long distance route crosses both the allotments and site from north to south before passing beneath the railway line.
- 3.7 The section of A432 approaching the site from either direction has a semi-rural character, and affords intermittent views towards the Cotswold National Landscape for those travelling eastwards.
- 3.8 A foul sewer diagonally crosses the western part of the site to intersect with the Frome Valley Walkway, where it crosses the southern site boundary.

4.0 Analysis of Proposed Scheme and Information Submitted

- 4.1 LVIA (April 2021): [Rev. B – dated July 2021 submitted and clarified further by email dated 30.8.21 from Steele Landscape Design. LVIA September 2021 version submitted, which further rennumbers some paragraphs quoted below.](#)
 - The submission of a supporting LVIA is welcomed. However, request an addendum LVIA is submitted for the reasons set out below.
 - Only 6No. assessment viewpoints are presented in the LVIA, and consider that the visual effects for at least another 4No. additional assessment viewpoints

- should be included/described to address the following: [4No. additional VPs added and VPs have been renumbered from 3 onwards.](#)
- There are a number of views across the site from the A432 in addition to those shown by VPs 1 and 2, in which the site is seen in views towards the Cotswold National Landscape hillside. LVIA para. 3.53 quotes a 150m section of the road has views. [New VP 3 shows framed easterly view along road towards Cotswold Scarp.](#)
 - Presentation of photograph illustrating the view from VP 2 is badly distorted with excessive foreground curvature; request this is addressed. [Photograph VP 2 now without the foreground distortion.](#)
 - VP6 ([now 8](#)) affords an elevated view from the Cotswold National Landscape, looking down onto the site and surrounding area, and illustrates how the choice of building materials relates to the prominence of built structures in the view; query whether the annotated location of the site in the view is correct. [VP 8 now clearly shows site area to north of railway line.](#)
 - ZVI coverage on the 2.5km Viewpoints Location Plan shows that the existing site will be seen from the public footpath lying north of Mill Lane, but no representative viewpoint has been included to assess the potential visual impact from here. [New VP6 lies to south of site near Mill Lane.](#)
 - 2.5km ZTV Plan shows that the theoretical visibility of the proposals will cover a greater geographical area than the baseline site, and further viewpoint assessment is requested to include the following receptor locations (with appropriate cross-reference/update to LVIA paras. 3.23 to 3.25, page 19 and Table 4, for example): the Cotswold Way between the fort and where it looks towards the church in Old Sodbury (to the north of VP6) - [covered by new VP 10 with VP 9 on from footpath west of the church itself](#), the Frome Valley Walkway where climbs the scarp to the south of VP 6 ([landscape consultant' email has confirmed there is no appreciable view](#)), and from the seated viewpoint on the A432 ([no appreciable view confirmed](#)), despite being shown within the ZTV and lying within both the Green Belt and Cotswold National Landscape; in addition to the Mill Lane footpath location (VP 6) discussed above.
 - As there will be intervisibility between the development and Cotswold National Landscape, it follows that there must be an indirect visual effect on this designated landscape, and therefore disagree with the assessment statement at LVIA paras. 3.15 and 3.20; also, request sensitivity of Cotswold AONB recorded in Table 1 on page 21. [Additional viewpoint coverage better confirms the extent of visibility of the site from the Cotswold National Landscape, so can now agree with statement in para. 3.15.](#) Renumbered para. 3.22 confirms CNL will be affected. Given its nationally designated status – consider that CNL (especially the Cotswold Scarp) should be assessed as having 'High' rather than 'Low-Medium' and 'Medium' sensitivity quoted in the LVIA, especially when compared to the grading of the local footpath in renumbered para. [3.30](#) for example. Therefore, consider that the sensitivity of this designated area is also understated in [Table 1 \(page 23\)](#), [Table 2 \(p.31\)](#) together with the corresponding significance of effect.
 - Renumbered para. 3.23 and Table 2 consider the potential impact on the adjacent Green Belt land to the south of the site; agree visual effects will be localised (e.g. as represented by VP 5 locality).
 - Para. 3.34 ([renumbered 3.39](#)) states a short section of the internal site hedgerow will be removed, but both the Arboricultural Report or on Landscape Strategy Plan -5015 Rev. D (reproduced on page 24) show that most of the 'dogleg' section of this hedgerow will be removed.
 - With reference to Table 2 (page [28](#)), consider that the loss of green field land to the proposed density of housing development will represent a permanent 'Major' adverse effect on land use/cover and the character of the site, rather than 'Moderate-Major' adverse.

- With reference to Table 4 (pages 39-40), consider that the impact on VP3 (now VP 4) will be 'Major' Adverse due to the complete change in the available view and the setting of the viewpoint. Disagree with assessment of adverse effect on VP 8 and consider that it is understated, given this VP will have one of the 'worse case' views given its elevated location on the Cotswold Scarp that more or less directly looks towards the site.

4.2 Landscape Issues:

- Arboricultural Report: tree/hedgerow retention/removal plan shows that most of the internal hedgerow within the SW part of the site will be removed to accommodate the road and attenuation basin. Recommend that detailed tree protection measures are agreed as a condition of any planning permission; defer to further comment from the Tree officer.
- Note that Planning Statement, at para. 7.74, confirms that the applicant is willing to discuss enhanced landscape design and mitigation measures; accordingly, issues of concern and opportunity are set out below.
- 7No. additional dwellings are proposed since the pre-application discussions and consider that the layout is too 'cramped' to deliver an appropriately robust green infrastructure/landscape framework; defer to further comment from the Urban Design Officer.
- Proposed development scheme will intrude into existing views towards and from the Cotswold National Landscape, and therefore strongly recommend that the palette of roof and elevational materials are appropriately muted in colour/tone (e.g. exclude 'bright terracotta' hues); defer to further comment from the Urban Design Officer.
- Landscape Strategy Plan -5015 Rev. D shows a strong new hedgerow framework, which is welcomed, and will help mitigate the loss of the hedgerow to the POS/attenuation basin area. However, strongly recommend that further consideration is given to the following:
 - a stronger and more balanced new green gateway feature at the site entrance as the proposed location of the sub-station detracts from this; query whether sub-station can be relocated adjacent to the utilities area. Additional planting is now shown either side of the entrance road and around the sub-station on Rev. G.
 - a large group of focal trees adjacent to the entrance of the Frome Valley Walkway as this currently is 'squeezed' by the proximity of dwellings 7 and 8 and their associated garden boundaries; larger/taller growing tree species will also help soften the appearance of these dwellings. Further tree planting is shown in this location on Rev. G.
 - enhancement/retention of a priority view corridor from the Frome Valley Walkway (reference LVIA VP3) eastwards along the access road towards the Cotswold National Landscape hillside in terms of how the proposed street trees planting, and landscape frontage edge treatments can be designed to frame the view and soften the appearance of the new housing; and also, how plots 32 and 35 can be better arranged to not intrude into this view corridor. This issue has not been addressed by the revised proposals. Rearrangement of Plot 35 in terms of swapping the dwelling and parking location could achieve a narrow view corridor along the road, framed by sensitively located trees. Rev. I provide no improved design solution.
 - the proximity of several garage units to the northern boundary, which restricts the space for any meaningful and continuous reinforcement of the existing hedgerow (e.g. with an appropriate scale and quantum of tree planting) to soften the appearance of the new buildings in southerly views from the A432 etc. Similarly, dwelling 13 lies too close to the western site boundary to achieve an acceptable screening. This situation has been improved on Rev. G and associated Planning Layout Plan -5000 Rev. N.
 - related to this issue, welcome the retention of maintenance access corridors the boundary hedgerows, but these will need to be wider than 1.5m to accommodate

- future maintenance machinery access (standard width is 3m), and therefore, the combined planting and maintenance corridor width requires review and widening.
- also, lockable maintenance gates will be required at appropriate locations to prevent crime/security issues. The maintenance access along the eastern part of the southern boundary is still very 'pinched'.
 - Despite being a full application, very little information is provided in terms of the proposed tree, hedge and structure planting species; would have expected and request a supporting plant schedule with key tree species located on the plan itself. A number of the new tree planting locations appear very close to the dwellings and could give rise to foundation issues if they are to be of any meaningful growth height. Requested tree and plant species information not provided.
- Materials, Hard Surface, and Boundary Strategy Plan – 5010 Rev. D shows length of 0.9m stone walling either side of the entrance, and also, 1.6m recon. stone walling along the internal road, which is welcomed. However, recommend that the proposed knee rail by the entrance is replaced by a line of sturdy timber bollards/posts to achieve an enhanced and better integrated landscape edge treatment in views in both directions along the road; timber bollards now shown along eastern edge of entrance on Rev. F; and also, around SW POS area, which is welcomed.
 - Given the importance of the Frome Valley Walkway as a long distance recreational route, consider that the proposed housing layout and edge treatments to either side of the route need to be comprehensively reconsidered; for example, redesign of the shared access and parking to plots 20 to 22 so that the route is not severed by a second 'vehicular' crossing to the south of the internal road; substitution of the knee rail by low walling/hedge planting/sturdy timber bollards is also required; see also comments above on views. No change shown on Rev. F to address issue.
 - There appears to be a potential conflict between proposed plot boundary hedgerow planting on Landscape Strategy Plan -5015 Rev. G and actual space for these to establish to the frontages of plots 20-25 with reference to Rev. F No improved design solution shown on Rev. G or updated planning layout Rev. P
 - Design of the POS is rather marginalised in location and limited in extent, and it is considered that this should be designed as a multi-functional space including seating and natural play features for enhanced recreational usage, rather than solely functioning as a SuDS area. Planning Layout Plan -5000 Rev. N. now shows seating with a note to state natural play features will be sited along the perimeter path around the attenuation basin, which will still restrict the potential use of this space; defer to further comment from the POS Officer.
 - Welcome inclusion of marginal planting within attenuation basin to enhance biodiversity.
 - Defer to further comment from the Conservation Officer in respect of the potential impact on the listed Hartley House.

4.3 The above analysis has been undertaken as a desktop study, and with reference to published guidance and internet imagery such as Google Earth and Street View.

5.0 Conclusion/Recommendation

- 5.1 It is recommended that an addendum LVIA be submitted to address the issues discussed in Section 4, to provide further clarification/explanation as appropriate. The updated LVIA provides a more comprehensive analysis as requested. However, still consider that the indirect (visual) effects on the Cotswold National Landscape are understated in the vicinity of VP 8.
- 5.2 As outlined above, still consider that the proposed layout is not acceptable and could be significantly improved to:

- provide a more robust the proposed green infrastructure and landscape framework in terms pf providing space for the planting of larger growing tree species, which are required to integrate the proposals into their surroundings; no supporting schedule of proposed tree species has been provided with key tree species annotated on the landscape strategy plan; some additional tree and hedgerow locations appear to be very constrained by built elements;
- the lack of retention of an appropriate internal view corridor(s) forwards the Cotswold National Landscape;
- the unsympathetic integration of the Frome Valley Walkway corridor into the layout; and
- the limited extent of useable, multi-functional recreational POS.

5.3 Notwithstanding the items requested above, the following will be required to be submitted as a condition of planning:

- Tree/hedgerow protection plan to BS5837: 2012.
- Detailed planting plans specifying the location, species, stock size, planting centres and quantities of all proposed tree and structure planting (to be implemented in the first season following completion of construction works).
- A landscape and ecological management plan covering the enabling works operations/period and a subsequent 20 Year management period, identifying existing and proposed landscape and ecology related site assets, associated management objectives, schedules of annual maintenance work together with longer term management operations.
- Details of all proposed boundary and hard landscape surface treatments, including proposed levels and any soil retention/retaining walls that may be required, together with supporting schedule of proposed manufacturer hard landscape materials and site furniture products.
- Detailed design for attenuation basin to demonstrate how its profile/appearance will be sympathetically integrated into the open space.

Regards

Jane Jarvis CMLI
Landscape Architect,
Strategic Planning Policy & Specialist Advice Team