

Date: **06/01/23**

Application Ref: **EDC/22/0183**

Description: **Discharge of condition 5 (hard and soft landscaping) pursuant to planning permission reference no. EDC/22/0016**

Landscape Comments

We have reviewed the application documents, having regard to the approved Concept Sketch submitted under the originally approved application.

Overall, the proposals convey a high quality landscape scheme appropriate to this sales centre entrance into the site. Some minor recommendations are set out below, informed by the wording of condition 5, the approved concept design and the EDC Public Realm Strategy.

A planting specification is referred to on the Planting Plan but was not seen. A full specification should be submitted, detailing as a minimum; ground preparation, topsoil, mulching, seeding / turfing, root barriers and plant protection, to ensure the landscaping will be implemented to a high standard. A Landscape Management Plan is also recommended, to ensure the ongoing maintenance of the new planting and hard landscaping.

Tree sizes vary between 14-16cm girth and 20-25cm girth trees, and some further uplift of the smaller trees to 20-25cm girth is recommended (as originally proposed on the approved Concept Sketch). The schedule should also be updated to include both planted heights and girths for all new trees.

The tree pit details submitted are generally welcomed, although it is unclear which detail applies to the proposed trees. A consistent approach to tree fixing is recommended, with underground guying the preferred method for all semi mature trees.

Shrub, hedge and herbaceous planting comprises a broad range of species diversity with good planting heights and densities, giving an instant impact to the scheme and the arrival into the site.

The hard landscaping proposals are generally fit for purpose and align with the approved Concept Sketch. A minor recommendation is to provide short breaks within the knee rail fencing, to allow maintenance access to the planting areas. The Hard Materials palette indicates buff coloured tarmac to footpaths and black tarmac to roads, although the colour is stated as being to be confirmed. This detail is required in order to confirm the final appearance of the hard landscaping.

There also appears to be a slight discrepancy between the extent of site hoarding shown on the Hard Landscape GA and Planting Plan, and this should be amended for consistency.

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