DAVIDSONS
HOMES

*Builders & Placemakers Est. 2007*

# BROADNOOK GARDEN SUBURB

Davidsons Homes is a family owned company based at Ibstock in Leicstershire. Established in 2007, tha family has been building homes under a well-known brand for three generations. Our design approach is based on seeking to reflect the qualities of traditional towns and villages that make England distinctive, memorable and loved. We pride ourselves on well-crafted homes that collectively sit together to create beautiful streets and spaces.

BUILDING A BETTER BRITAIN

AWARD WINNING TEAM

IN THE MIDLANDS

A LOCAL FAMILY OWNED BUSINESS

5 STAR HOME BUILDER
CUSTOMER SATISFACTION
HBF 2016
HOME BUILDERS FEDERATION

THE DAVIDSONS *Difference*

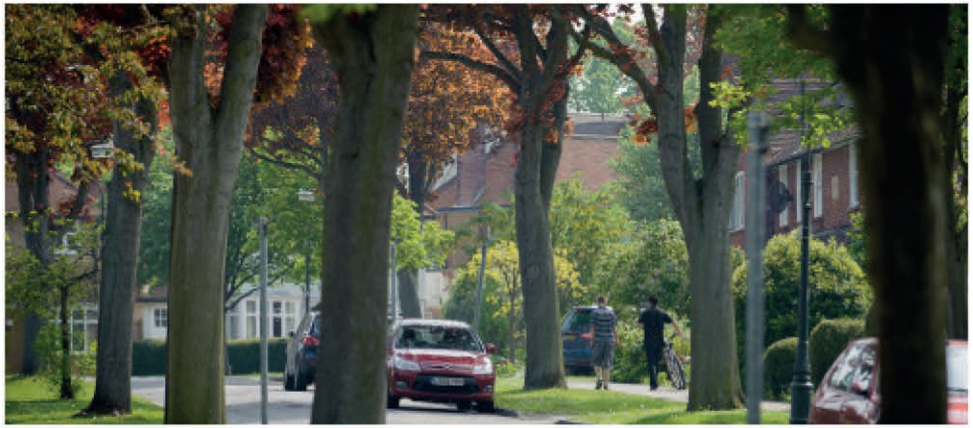
# CONTENTS


1.0 INTRODUCTION

2.0 DESIGN PRINCIPLES
- Masterplan
- Layout

3.0 KEY CHARACTER AREAS
- Boulevard
- Broadnook Park
- The Oval
- Other Key Areas

4.0 KEY HOUSE TYPES



# INTRODUCTION 1.0

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This design statement forms part of the Design and Access Statement which supports the hybrid planning application proposals for the Broadnook Garden Suburb Partnership with Barwood Homes and the principal landowners, the Palmer-Tomkinson Trust and Cooper Family.

The statement supports detailed proposals for 91 dwellings in a garden suburb layout with the full landscaping as part of a first phase of housing.

The Statement illuminations the following considerations:

- Layout
- Character Areas
- Design Principles
- Proposed House Types

The Broadnook scheme responds wholeheartedly to the design and development criteria established by Charnwood Borough Council in its new Local Plan Core Strategy. The Strategy highlights the garden city movement initiated in 1898 by Sir Ebenezer Howard and his key works supported for example by the utopian novel Looking Backward and Henry George's work progress and Poverty.

The Core Strategy also emphasises the established heritage in Charnwood of high quality garden suburb style housing associated with the Great Central Railway. Davidsons' proposals fully respect the ethos utilising an architectural style which takes influences from the Arts and Crafts and 'Domestic Revival' Movements. The scheme is distinguished by the following:

- A strong Pattern with a high degree of formality
- Strong landscaping with varied colours
- Interesting green spaces and public realm.
- Buildings with strong form and character with individual features and a select palette of materials
- A wealth of trees and shrubs.

Broadnook will be an exceptional place to live, work and play, influenced strongly by the architectural styles and qualities of the established of the established Charnwood heritage.

2.0

# DESIGN PRINCIPLES

- Design Approach
- Masterplan
- Layout
- Colour Palette
- Other Design Considerations
- Sustainability

Initial sketch layout

# HAND SKETCHING

Built for Life - Commendations for outstanding design




HBF 2016 Award - Customer satisfaction award

# MODELLING

## DAVIDSONS DESIGN APPROACH

We believe that the only way to really understand and connect with the character of places and how they work is heavily dependent on the activity of hand drawing, an essential skill often overlooked in the design process.

3D physical modelling is a characteristic of traditional architectural design. We use physical modelling as well as CAD modelling to really see how the developments will work holistically.

'Listening' involves seeking the views of local residents and stakeholders. We always seek to engage both the local planning and highways authority at an early stage. We aim to understand not only the site but also its wider context. We work hard to identify not only constraints and figure out what we can't do - but more importantly identify opportunities and figure out what we can do.

First we identify opportunities for creating connections between our proposed development site and the places around it. We work hard to make sure that we offer people the opportunity to walk and cycle more often, particularly for shorter journeys. We look for sources of inspiration, such as existing landscape features, views in, views out and views through our sites that merit 'framing'.

We then look around the immediate and wider area to find sources of inspiration that can give the streets, spaces, buildings and new landscape features a local flavour. When we find sources of inspiration we spend time to understand what makes the place what it is. We look at and understand the urban grain aswell exploring and seeking to reflect spatial characteristics. We take photographs to put on the walls of our design studio to give us constant reminders and reference points.

Yet this does not fully explain our design approach. We pride ourselves on what we call 'listening' to the sites where we plan to build and understanding their qualities. Whilst we are still a young company and still refining what we do, our previous developments prove that this design approach is creating successful places, and is being well received by local communities and local planning authorities.

## MASTERPLAN

The Broadnook Garden Suburb masterplan illustrating the extent of the detailed first phase between the landowner development partners Davidsons Homes Ltd and Barwood Homes Ltd. The contents of this document supports the detailed proposals of Davidsons Homes Ltd as identified by the extract above.

Davidsons detailed Phase 1 Layout

DAVIDSONS
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## OTHER DESIGN CONSIDERATIONS

The proposed scheme has been designed with reference to the principles of Secure By Design, ensuring that active frontages and natural surveillance is provided to the public realm, in particular the primary green spaces. The perimeter blocks create a clear distinction between the public and private realm and create defensible boundaries. These are clear principles of the Garden Suburb Layout.

In designing for the 21st century and the reality of increased car ownership some parking courtyards are necessary to provide sufficient parking but not to compromise the quality of the feature spaces to be created. Approximately three quarters of the development is served by on plot parking including garages, the remaining quarter will feature parking courtyards to the side of dwellings. These courtyards will be small, serving 4-6 dwellings, gated and include windows on side elevations to provide surveillance

The strong design approach to this phase of the development demonstrates Davidsons' commitment to the creation of a special place, rather than housing estates. As such it is maintained that the proposals will create a place where people want to live and this will foster a sense of ownership and stewardship over the area, building the community and securing the longevity of the development. The quality of the proposals will therefore add to the economic and social sustainability of the wider development.

## SUSTAINABILITY

Policy CS16 of the Charnwood Borough Local Plan outlines the council's aspirations for sustainable construction and energy, subject to viability. The proposed dwellings will exceed Building requirements in a fabric first approach, contributing to the reduction of carbon emissions. In addition Davidsons are currently considering options in connection with code level 5 for water efficiency (using limiters to 80 liters per person per day) and BREEAM 3 credits for water consumption and exploring the viability of these features.

In addition to the above building specific measures, the site is located in an area of low flood risk and the site wide surface water drainage strategy will be within the the run off above greenfield rates. The landscaped led character of the scheme, the open spaces to be created and relatively low density of the scheme will make a contribution to combating the 'heat island' effect and serve to protect environmental resources such as air quality.

**BRICK**

**Bradgate Regal** Ibstock

**Grosvenor County Mix** Ibstock

**Windsor** Ibstock

**Arden Red** Ibstock

**Durham Red Stock** Wienerberger

**Oast Russet** Wienerberger

**Bamburgh Red Stock** Wienerberger

**Lambourn Orange Multistock** - Ibstock

**STONE**

**Parkhouse New Cavendish Stock** - Ibstock

**Stone** Local Supplier

**ROOF TILE**

**Slate** Siga 64

**Slate Grey** Forticrete Gemini

**Smooth Grey** Marley Ashmore

**Smooth Grey** Marley Edgemere Duo

**Smooth Grey** Marley Modern

**Mixed Russet** Forticrete Gemini

**Old English Dark Red** Marley Edgemere Duo

**Old English Dark Red** Marley Modern Duo

**RENDER**

**Gardeniea** BS 10B15 Dulux

**Pointing** No.2003 Farrow & Ball

**CILL**

**Bone** No.15 Farrow & Ball

**Moroccan Velvet 1** 80RR 07/260 Dulux

**Off-Black** No.57 Farrow & Ball

**PAINT**

**Moroccan Velvet 1** 80RR 07/260 Dulux

**Elephant's Breath** No.229 Farrow & Ball

**Olive** No.13 Farrow & Ball

**Studio Green** No.93 Farrow & Ball



**DH Linen** Dulux

**Brinjal** No.222 Farrow & Ball

**Pigeon** No.25 Farrow & Ball

**Hague Blue** No.30 Farrow & Ball

**Off-Black** No.57 Farrow & Ball



**White** BS 00E55 Dulux

**Teresa Green** No. 236 Farrow & Ball

**Charleston Gray** No. 243 Farrow & Ball

THE CODE FOR SUSTAINABLE HOMES™

## COLOUR PALETTE

The scheme is proposing a limited and traditional color palette, the unifying architectural styles will compliment the colors and material palettes. This will give the development a strong character and sense of place similar to the traditional Garden Suburb

SBD

CHARNWOOD LOCAL PLAN

# 3.0

# KEY CHARACTER AREAS

- Boulevard
- Broadnook Park
- The Oval

The Boulevard

Park Edge - Houses set behind clipped hedges

## DOMESTIC REVIVAL

Roadway, grass verge, mature trees, pavement and hedges.

## THE BOULEVARD

The Boulevard is a primary street to the northern site boundary which acts as a formal route into and around the suburb. Key specimen planting in grass verges are a dominant feature area. Planting will denote the street heirachy. The active frontage producdes an elegant and safe environment.

The dwellings within this area are detached larger properties, set back from the streets behind grass verges, large planted trees and neat hedgerows.

The colour palette within this area is controlled, as is the ornamentation. Dwellings are of a typical architectural style, with complimentary features such as render, Tudor boarding and barge boards, creating a structure and rhythm down the boulevard. The large detached homes and formal nature of this area reinforces the significance as a principal street type.

Plots are generous, with dwellings set back from the street allowing parking to the side and front of the properties, obscured by clipped hedges. The private rear gardens are generous which can accommodate proposed planting and specimen tree planting. Semi mature trees are commonly planted behind the detached garage to reinforce the continuous street scene at first floor level.

## LANDSCAPING

1. Large semi mature trees
2. Smaller planted trees within the plots curtilage
3. Grass verges
4. Formal clipped hedging
5. Low level planting and shrubbery to plot frontages
6. Garden lawns.

For detailed landscaping proposals refer to Munro + Whitten landscape drawing.

## SUMMARY

**Dwelling driveway**
To be a minimum of 3.3m for single dwelling access.

**Road Widths**
6.75m carriageway, with 3m wide, tree lined, grass verges either side

**Residential Parking**
All parking to be within the properties curtilage, allowing turning areas and garaging. Visitor parking is also provided as more than adequate parking has been provided under 6C's guidance.

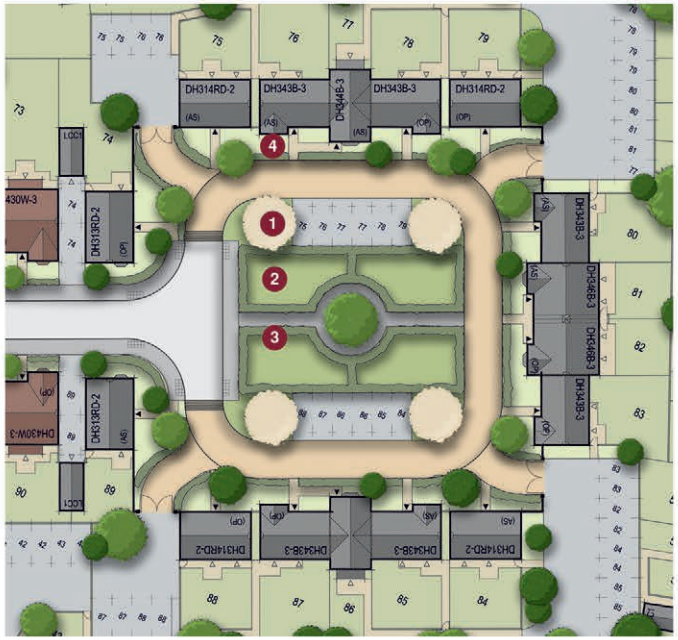
**Refuse vehicles**
All refuse collection is within 6C's guidance, allowing refuse to be collected from the front of the property. Road widths are suitable for collection vehicles.

**Emergency vehicles**
Road widths are suitable for emergency vehicles.

Quorn Park - Locally inspired architecture

QUORN PARK

KEY INFLUENCES




## BROADNOOK SQUARE

Broadnook Square is influenced by the structure of many garden suburbs, establishing areas of green space as integral parts of the streetscape. This area is defined by strong continuous terrace frontages, which clearly define the spaces and provide a high level of natural policing to the public open spaces from private dwellings.

The premise of Broadnook Park stems from larger 'pocket gardens' of Letchworth and Welwyn, whilst taking architectural cues from Quorn Park such as the clock tower, create a well crafted architecturally designed public and private zone.

This character area features terrace, semi detached and detached properties, all with parking to the rear in discrete parking courtyards, with allocated visitor parking to the front. The rear courtyards allow the footprints of the dwellings to form a framed landscaped square, an area of community green space. Dwellings are simply detailed and uniform in materials.

Parking is controlled within Broadnook Park, with private semi concealed courtyard parking accessed via gates. Allocated visitor parking is to the front of the dwellings within the square, concealed by hedging.

## LANDSCAPING

1. Large semi mature blossom trees (contrasting with the red bricks)
2. Public amenity grass with spring flowering bulbs
3. Formal clipped hedging
4. Garden lawns.

For detailed landscaping proposals refer to Munro + Whitten landscape drawing.

## SUMMARY

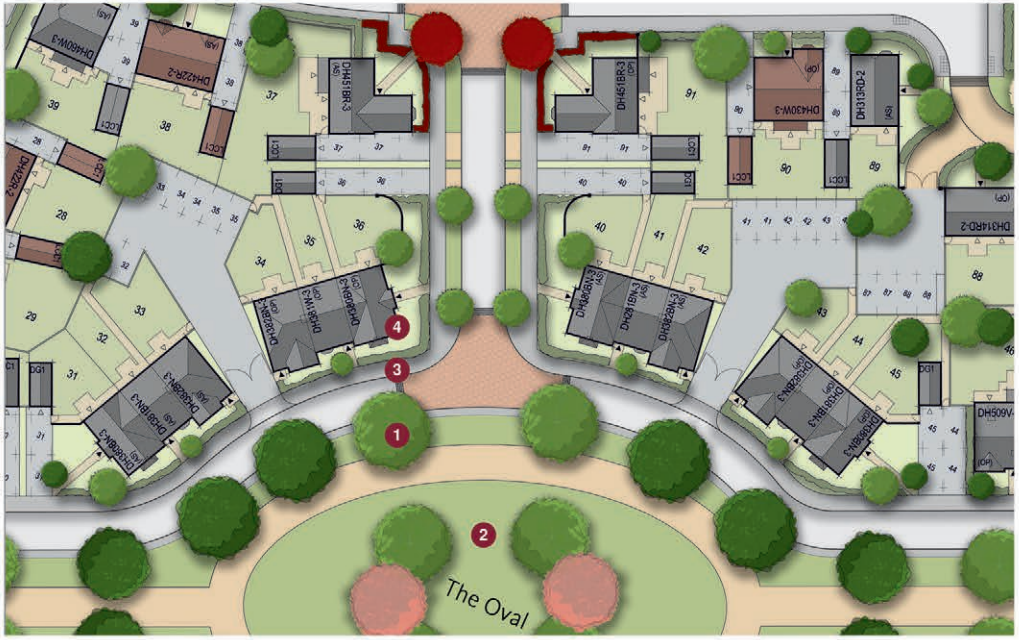
**Road Widths**
4.8m shared surface suitable for emergency vehicles to access all plots

**Residential Parking**
Parking to be confined to rear parking courtyards, with limited visitor parking to the front preserving the green character of the courtyard space.

**Refuse vehicles**
Refuse collection takes place from the adopted highway, which bins collected from the paved area in front of the plot or from communal bin points where collection points exceed local authority 6'cs guidance.

**Emergency vehicles**
Road widths and drives allow for access of emergency vehicles

CHARNWOOD
INSPIRED



# KEY CHARACTER AREAS 3.0

## THE OVAL

The Oval, the feature area of the parcel is a large public open space located to the southern edge of our detailed phase 1. This phase is defined as a key area of crescent shaped open space, contrasting Broadnook Park; with a connected cottage style built form providing good enclosure to the space.

The architectural detailing and form is representative of Charnwood's architecture. Tile hanging, cottage eaves details, bay windows and controlled ornamentation feature throughout the dwellings.

The dwellings are laid out in four block pieces around the northern side of the Oval, creating a structure which complements the rhythmical qualities of the formal nature of garden suburbs. Key end plots turn corners with dual aspect elevations, forming a relationship between the dwelling, the oval and the secondary roads leading into the area.

Parking is controlled with private semi concealed landscaped courtyards, parking accessed via gates.

The Oval forms part of Central New Walk, a key tree lined route linking all the importaton Broadnook destinations.

## LANDSCAPING

1. Large semi mature trees
2. Public amenity grass with spring flowering bulbs
3. Formal clipped hedging
4. Garden lawns.

For detailed landscaping proposals refer to Munro + Whitten landscape drawing.

## SUMMARY

**Road Widths**
4.8m secondary road suitable for emergency vehicles to access all plots

**Residential Parking**
Parking to be continuation of on plot and to rear parking courtyards.

**Refuse vehicles**
Refuse collection takes place from the adopted highway, which bins collected from the paved area in front of the plot or from communal bin points where collection points exceed local authority 6'cs guidance.

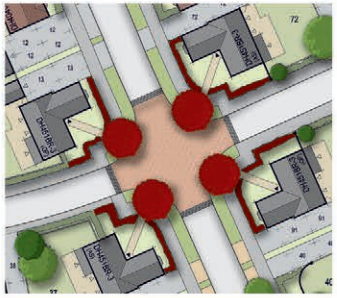
**Emergency vehicles**
Road widths and drives allow for access of emergency vehicles

WAVERTREE GARDEN SUBURB

## POCKET GARDENS

In addition to the larger, formal green spaces a garden suburb also includes incidental spaces for landscaping and tree planting. The proposed layout creates these opportunities at the key node and also in areas such as Pocket Green which is a small, intimate space with a large feature tree surrounded by hedges with dwellings nestled behind, inspired by the pocket gardens of Wavertree and Hampstead Garden Suburbs.

CONNECTIONS



## KEY CENTRAL NODE

At the heart of this part of the development is a key node which has been designed as a geometric and planned space which addresses the corners and creates space for formal tree planting which will have a red color to add distinction.

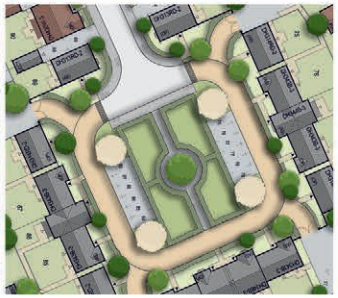
Red semi mature trees and red hedges will be planted to contrast with the rendered plots.

GREEN LEAFY EDGE

## OUTWARD LOOKING EDGES

The layout of this phase has been designed carefully to ensure that it is outward looking, to provide active edges to the various green spaces and important frontages, ensuring that the development will integrate well with the other phases/development parcels.

The combination of attractive properties in a landscaped setting is the essence of Howard's town ang country combination.



LANDSCAPED VISTAS

## FRAMING KEY VIEWS & TURNING CORNERS

Throughout the development consideration has been given to the creation of attractive vistas through the development.

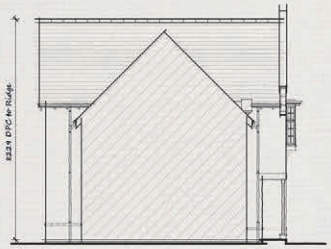
Given the landscaped character of the scheme these views will be a mix of buildings, open spaces and high quality planting, for example views remain open through to The Oval, and the view along on of the secondary streets (plots 9 to 10) is terminated by a view of Pocket Green.

In other instances the built form provides a strong element of vistas along streets, such as the view of the Clock-tower looking east along the central street. The turret on the north east corner of the site is a focal building to define this gateway into the site. Dual aspect dwellings are positioned on all corners in order to turn the corner well, particularly at the key node.

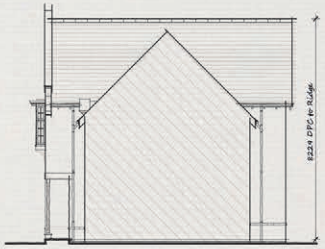
# 4.0
# KEY PROPOSED HOUSE TYPES

0 1 2 3 4 5 6 7 8 9 10m

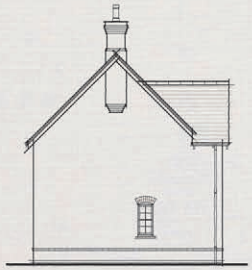
Front Elevation



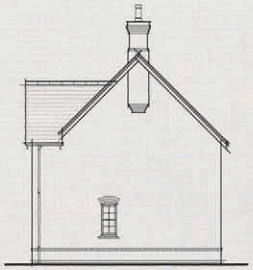

Section / Side Elevation




Section / Side Elevation



Side Elevation



Side Elevation

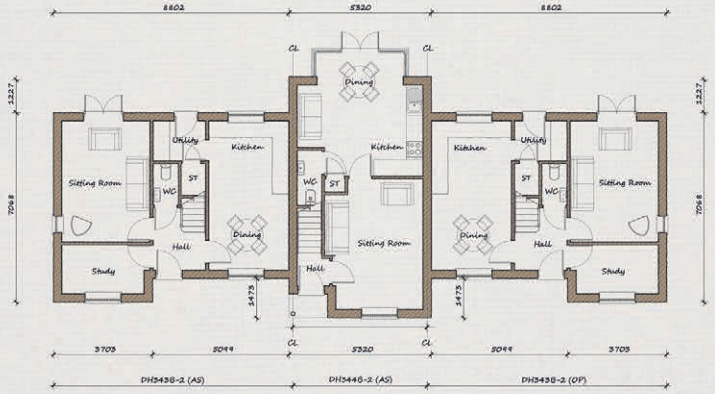
Planning Drawing

March 2016 | 1:100 @ A2 | Dwg no. DH343B-2 & DH344B-2 (AS & OP)

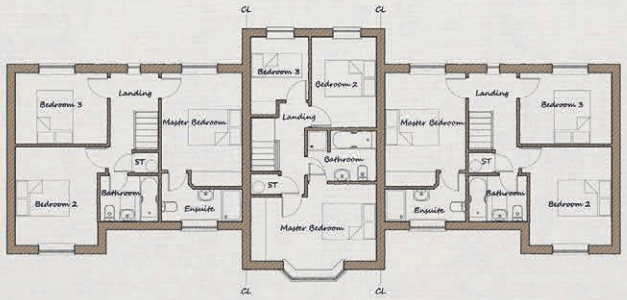
DAVIDSONS HOMES

0 1 2 3 4 5 6 7 8 9 10m

Rear Elevation




Ground Floor Plan




First Floor Plan

Planning Drawing

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DAVIDSONS HOMES

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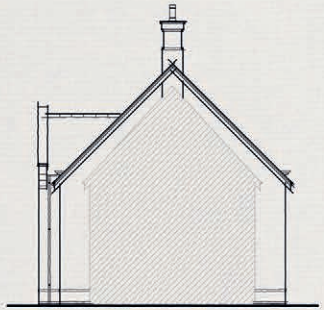
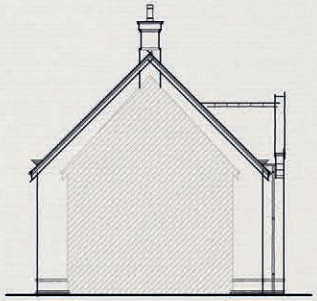
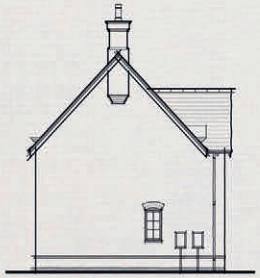
Front Elevation



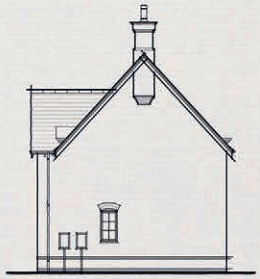
Section A-A



Section B-B



Side Elevation



Side Elevation

Planning Drawing

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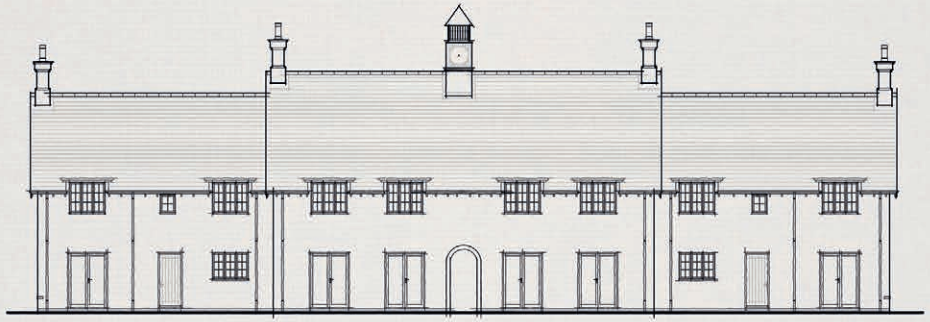
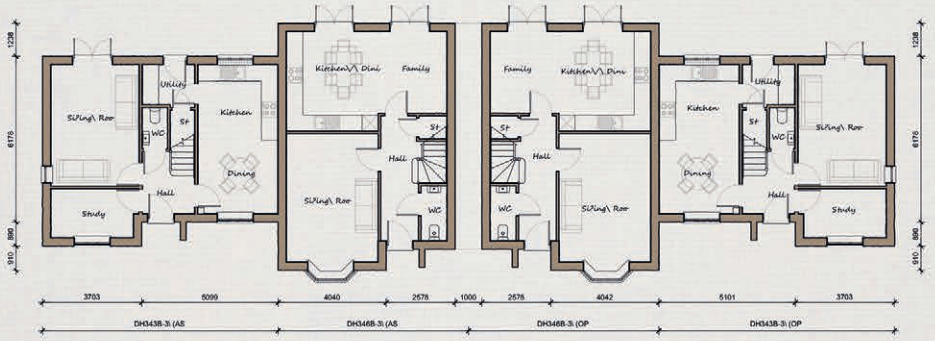
DAVIDSONS HOMES

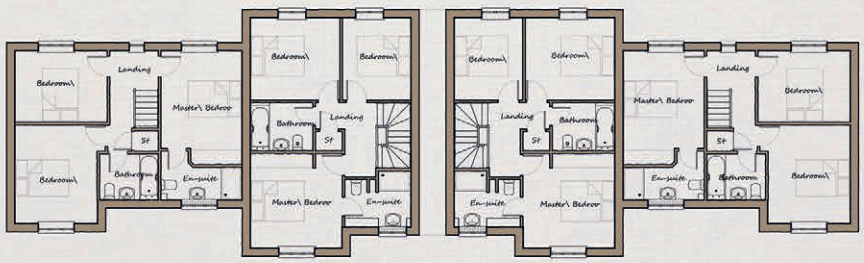
0 1 2 3 4 5 6 7 8 9 10m



Rear Elevation




Ground Floor Plan




First Floor Plan

Planning Drawing

March 2016 | 1:100 @ A2 | Dwg no. DH343B-3 & DH346B (AS/OP)

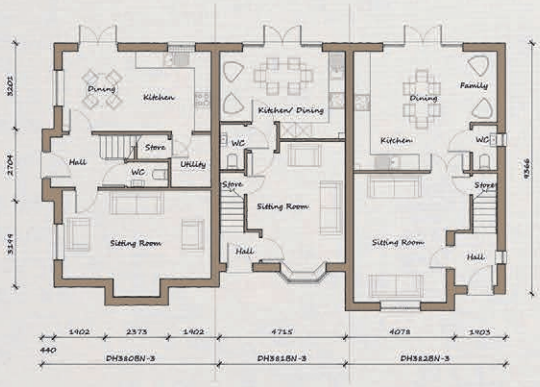
DAVIDSONS HOMES

Front Elevation

Front Elevation

Side Elevation

Rear Elevation




Ground Floor Plan

First Floor Plan

Planning Drawing

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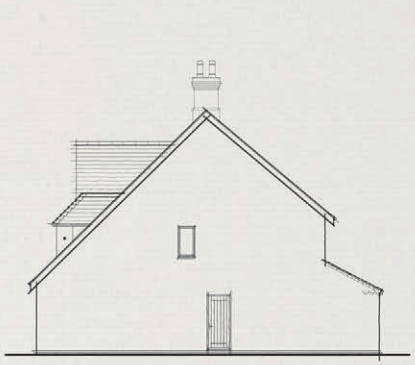
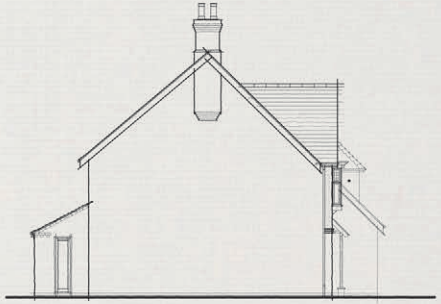
DAVIDSONS HOMES

Front Elevation

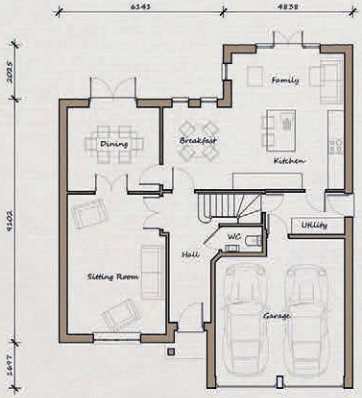


Side Elevation

Rear Elevation



Side Elevation




Ground Floor Plan

First Floor Plan

Planning Drawing

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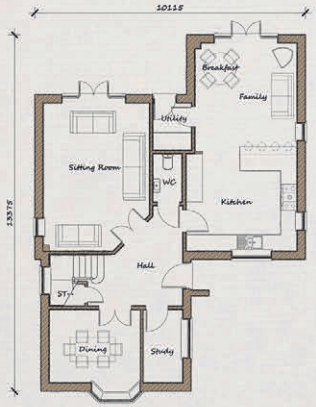
DAVIDSONS HOMES

Front Elevation

Side Elevation

Rear Elevation

Side Elevation




Ground Floor Plan

First Floor Plan

Planning Drawing

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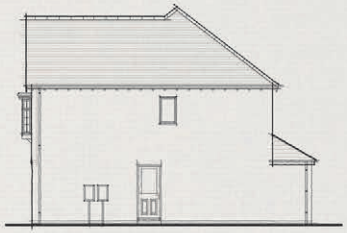
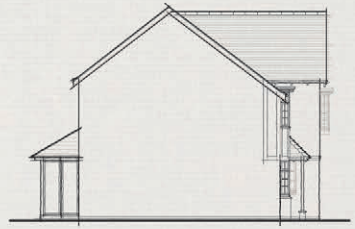
DAVIDSONS HOMES

Front Elevation

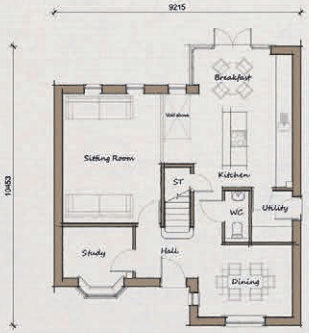


Side Elevation

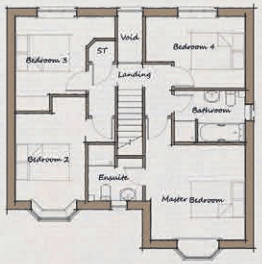
Rear Elevation



Side Elevation




Ground Floor Plan




First Floor Plan

Planning Drawing

March 2016 | 1:100 @ A2 | Dwg no. DH450BN-3 (AS)

DAVIDSONS HOMES

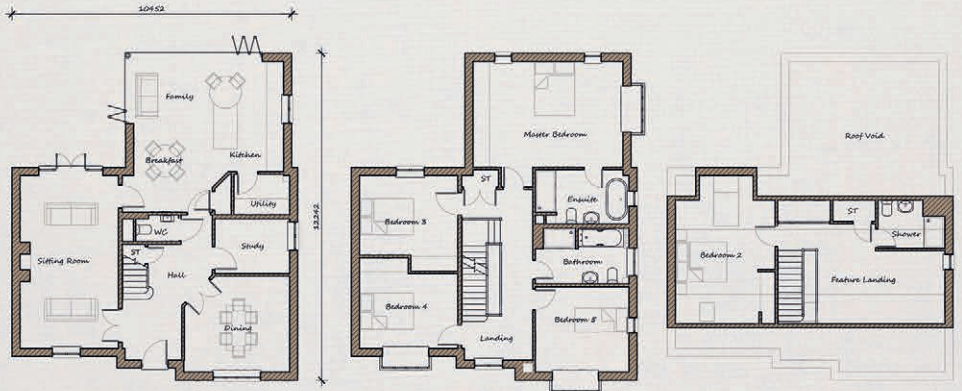
0 1 2 3 4 5 6 7 8 9 10m

Front Elevation

Side Elevation

Rear Elevation

Side Elevation




Ground Floor Plan | First Floor Plan | Second Floor Plan

Planning Drawing

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DAVIDSONS HOMES

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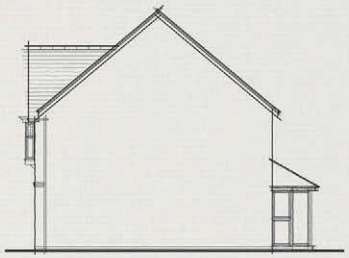
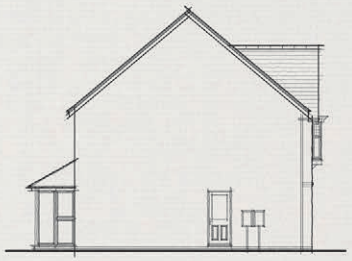
Front Elevation

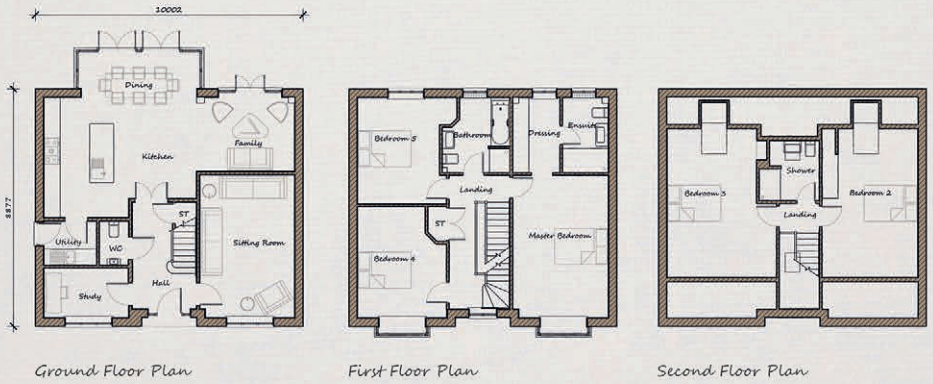


Side Elevation

Rear Elevation



Side Elevation



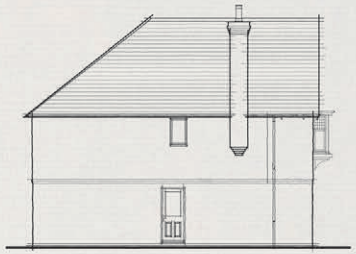

Ground Floor Plan | First Floor Plan | Second Floor Plan

Planning Drawing

March 2016 | 1:100 @ A2 | Dwg no. DH509V-3 (AS)

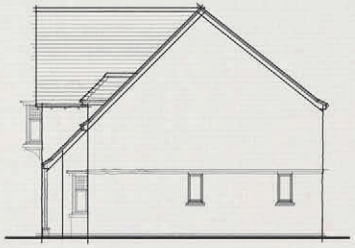
DAVIDSONS HOMES

Front Elevation

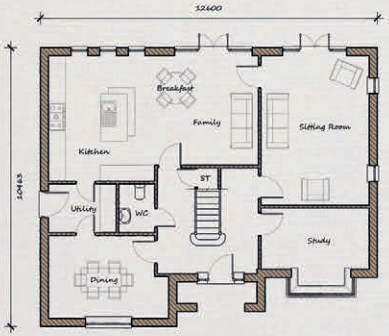


Side Elevation

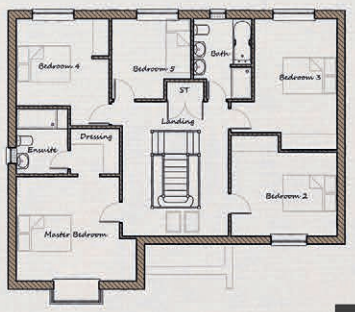
Rear Elevation



Side Elevation




Ground Floor Plan



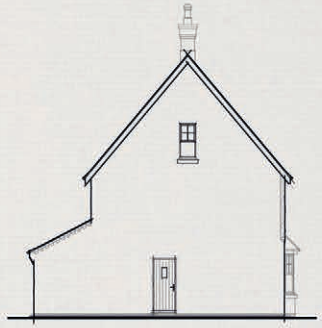

First Floor Plan

Planning Drawing

March 2016 | 1:100 @ A2 | Dwg no. DH531W-2 (OP)

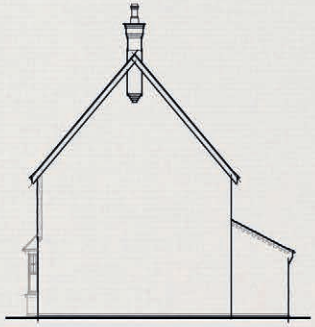
DAVIDSONS HOMES

Front Elevation

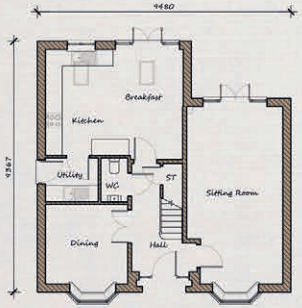


Side Elevation

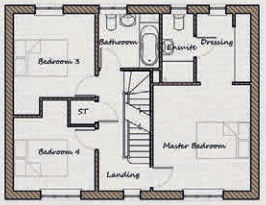
Rear Elevation



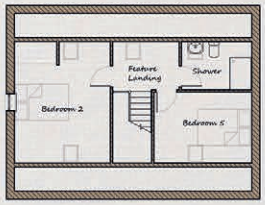
Side Elevation




Ground Floor Plan




First Floor Plan



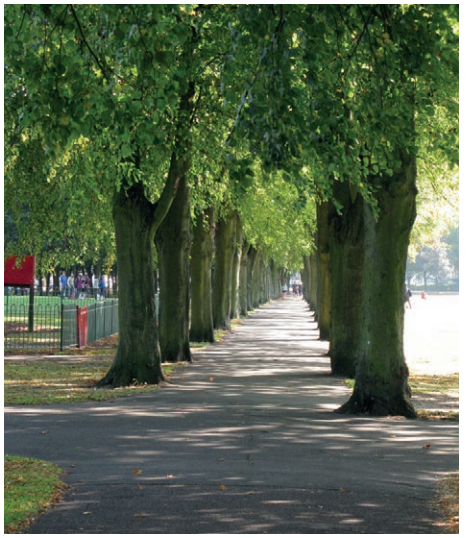

Second Floor Plan

Planning Drawing

March 2016 | 1:100 @ A2 | Dwg no. DH522S-2 (OP)

DAVIDSONS HOMES

DAVIDSONS
HOMES



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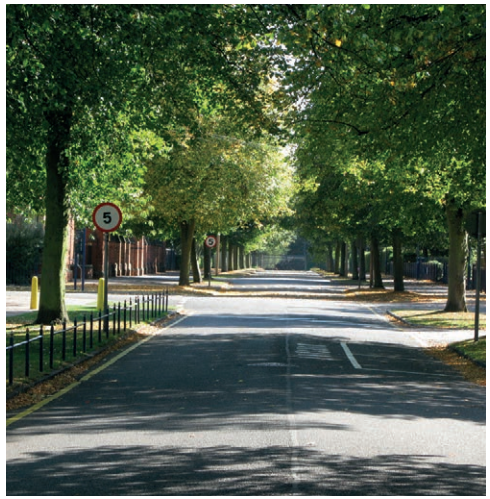
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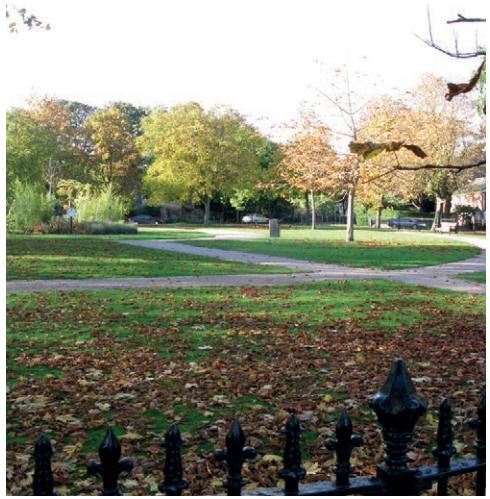


# 7. Summary and Conclusion

The Broadnook Garden Suburb proposals have been brought forward in the form of a hybrid planning application by agreement between the key stakeholders.

The joint ambition has been to confirm overall design objectives, parameters and principles to ensure a very high quality proposal. The background to, context of and justification for the proposal is established by Design and Access Statement 1 (DAS 1): A Framework for Broadnook Garden Suburb.

In turn extensive detailed proposals have been advanced, the subject of this Design and Access Statement (DAS 2), for important reasons as set out in the introduction;

- to confirm that garden suburb character will be achieved;
- to define the important details of the primary access, extensive green infrastructure and two complementary areas of detailed housing;
- to enable an expeditious delivery.

DAS 1, the Framework for Broadnook has been produced in the form of a reference document – to set the style, spirit and substance of the garden village proposal. The detailed proposals have been brought forward simultaneously to confirm genuine garden suburb design in order to achieve the Charnwood Local Plan policy ambitions. It was concluded by the key stakeholders early on in the process that this was very much the preferred approach – that is, instead of completing an intermediate design code (or equivalent) stage it would be preferable to go to full details – hence the Barwood and Davidsons complete proposals in conjunction with the Foxfield Countryside Park.

The way in which subsequent phases and prospective reserved matters applications are brought forward can use this approach as a template since there is a clear and robust body of information from which to draw.

The position is set out and explained at Section 10 of the Framework Design and Access Statement. That section explains that the comprehensive Broadnook Design Guidance combines general philosophy with detailed criteria to guide future detailed planning applications. It demonstrates the manner in which the design of all elements of the development can be secured through the Reserved Matters process throughout the lifetime of the development and between individual phases.

This approach to the way in which future proposals should be brought forward was anticipated and supported by the Wei Yang Brief. It anticipated a process whereby a clear overall framework and design standards and Masterplan would be established by the initial outline consent. Wei Yang defined a set of site-wide requirements on the basis that;

> *"Designing and delivering an exemplary Garden Suburb involves consideration of not only the initial master planning and site preparation work but also the later phases of delivery, on-going management and maintenance. This will ensure that the principles are not eroded with the transfer of responsibility from the plan-makers and holders of the Vision (effectively the Local Planning Authority and the landowner/developer who will have agreed the regulatory framework), to housebuilders, other developers and statutory agencies"*

This approach has been followed by the Borough Council in the way in which another of the Charnwood strategic priorities – the sustainable urban extension West of Loughborough – is proposed to be progressed. In that case the Borough Council has resolved to grant outline planning consent. The proposal does not include detailed proposals – all will come forward as reserved matters applications. The application was supported by a Design and Access Statement but there was no Design Code. In that case planning conditions govern the process whereby detailed proposals evolve and come forward by phase and in response to the Parameter Plans and a short design principles summary.

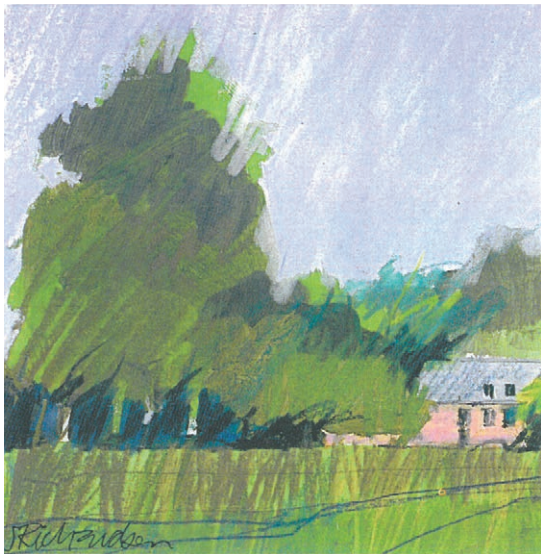
The Borough Council has resolved to manage and control this process through the provisions of the following "Design" planning conditions. A similar approach is considered to be applicable at Broadnook in the context of approved Parameter Plans, DAS 1 and DAS 2, Green Infrastructure Study and Environmental Statement.

## Design

11 Prior to the submission of each reserve matters application a Reserved Matters Masterplan at a scale of 1: 1000 or 1: 1250 for each of the reserved matters site and the Transition Zone with the immediate adjacent reserved matters site as indicated on the Reserved Matters Programme Plan shall be submitted to and approved in writing by the local planning authority. The Masterplan should include the following details:

- Housing and other land use distribution and disposal
- The character, mix of uses and density established through the parameter plans at the outline stage to include the block principles and the structure of public spaces
- Access
- Movement corridors (including strategic and principal primary, secondary roads, public transport corridors, pedestrian and cycle routes, greenways etc)
- Street hierarchy, including street types and street materials, the principles of adopting highway infrastructure, and typical street cross-sections, bus penetration
- Block principles to establish use, density and building typology. In addition, design principles including primary frontages, pedestrian access points, front and back and perimeter of building definition
- Key groupings and other key buildings including information about height, scale, form, level of enclosure, building materials and design features
- Relationship between proposed and existing landscaping and built form
- Hard and soft landscaping and the approach to the character and treatment of both structural planting and other landscaping within each reserve matters area.
- Green and public open spaces
- Key infrastructure (including SuDs, and significant utility provision)
- The conceptual design and approach to green open space and the public realm to include hard and soft landscaping, materials, lighting, street furniture, signage, boundary treatment and public art
- Details of waste and recycling provision for all building types
- Measures to demonstrate how opportunities to maximise resource efficiency and climate change adaption in. the design of the development will be achieved through external, passive means, such as landscaping, orientation, massing and external building features
- Details of measures to minimise opportunities for crime
- Details of the approach to vehicle parking and cycle parking across the site
- Architectural features and palette of materials (including colour and texture of external materials and facing finishes for roofing and walls of buildings and structures.

Reserve matters applications shall be submitted in accordance with the approved Reserved Matters Master plan

REASON: To ensure constancy with the Design and Access Statement and ensure a satisfactory form of development and in the interest of the character and appearance of the area.

| | |
|---|---|
| 12. | Prior to the submission of reserved matters applications for the Local Centre as identified on Parameter Plan B - Land Use FPCR Drawing Ref No. 1105/U2002 Rev A, a Design Brief shall be submitted to and approved in writing by the local planning authority. The Design Brief shall include the mix and disposition of uses, access and circulation, public realm, parking, layout and urban design principles. The reserved matters application for the Local Centre shall be submitted in accordance with the approved Design Brief.<br><br>REASON: To ensure consistency with the Design and Access Statement and ensure a satisfactory form of development and in the interests of the character and appearance of the area. |
| 13. | Prior to the submission of reserved matters application for the Employment Land as identified on Parameter Plan B - Land Use, FPCR drawing reference No. 1005/U202 Rev A, a Design Brief shall be submitted to and approved in writing by the local planning authority. The Brief shall include the mix and disposition of uses, access and circulation, public realm, parking, layout, urban design principles, massing and scale. The reserved matters application for this commercial/ Employment area shall be submitted in accordance with the approved Design Brief.<br><br>REASON: To ensure a satisfactory form of development and in the interests of the character and appearance of the area. |
| 14. | Prior to the submission of any reserved matters applications, a site-wide structural landscaping scheme, in accordance with Parameter Plan E - Green Infrastructure, FPCR drawing reference No. 1005/U205 Rev A, shall be submitted to and approved in writing by the local planning authority. This site-wide structural landscaping scheme shall include all existing and proposed structural landscaping and provide sufficient level of detail to allow effective monitoring and management of phased delivery (including implementation proposals for any part of the scheme that will be delivered early to mitigate visual impacts, and/or any part that will be implemented independently”Of reserved matters submissions for residential and non-residential development). The full landscaping details, including transition zones, to be included within each reserve matters application, in accordance with condition 3, shall accord with the agreed site-wide structural landscaping scheme. This approved site-wide structural landscaping scheme shall be implemented in accordance with the Phasing Plan and Programme approved under condition 9.<br><br>REASON: To ensure a satisfactory form of development. |