Urban Design Consultation

Proposal: Discharge of condition 11 (hard/soft landscape works) of 19/00028/FUL	**Location: Brampton Park House, 41 North Road Buckden Road, Brampton**
Case Officer: Alison Wood	**Application: 25/80144/COND**

Condition 11: Hard and Soft Landscape Works

Reason - Prior to the first occupation of the dwellings hereby approved, full details of:

i. Hard landscape works, to include but not be limited to, full details of surfacing products (manufacturer, type, colour and size); method of demarcation of parking bays; details of all bollards (specification, material and colour); specification of the ornamental footpath bridge over the ha-ha including brick walling and capping.

ii. Soft landscape works, to include planting plans (which show the relationship to all underground services and the drainage layout), written specifications (including cultivation and other operations associated with tree, plant and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including, but not limited to, locations, soil volume in cubic metres, cross sections and dimensions along with full details of the trees to replace the Cedar (ref L/TPO/325 TREE T49) and the Cedar removed due to storm damage).

iii. Full details of landscape maintenance regimes.

iv. An implementation programme for the landscape works.

shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full in accordance with the approved details.

Condition - In the interests of visual amenity and to enhance the character and appearance of the site.

Submitted information:

- Application form
- Covering letter
- Drawing 001 Rev C – Landscape Proposals – Sheet 1 of 6
- Drawing 002 Rev C – Landscape Proposals – Sheet 2 of 6
- Drawing 003 Rev C – Landscape Proposals – Sheet 3 of 6
- Drawing 004 Rev A – Landscape Proposals – Masterplan
- Drawing 005 Rev C – Landscape Proposals – Detailed Design
- Drawing 006 Rev A – Landscape Proposals – Detailed Design
- Drawing 007 Rev A – Landscape Proposals – Detailed Design

Comments:

There are several changes on the Landscape Proposals which differ from the approved Landscape Scheme drawing P671/001 Rev A and Boundary Treatment plans 17357/1318 Rev H and 17357/298 Rev A under application 19/00028/FUL including different boundaries and patio spaces. It is also noted that the 19/00028/FUL and 19/00029/LBC applications have not been implemented for 13 dwellings, and there are 12 units on site. Previous comments were provided under application submission 22/80283/COND for condition 8 Boundary treatments. As previously advised a FUL application should be submitted for the 12 dwellings.

It is noted that there is a different Landscape Proposal on Rightmove (extract below) which has some landscape design advantages particularly for the southern gardens and discrete amenity spaces for plots 6-9 (comments on this are deferred to Landscape colleagues). It is therefore recommended that a hybrid version of the Rightmove plan and the proposed layout be incorporated into a new landscape proposal to be submitted with a FUL application, such a proposal should capture recommendations within landscape consultee comments.



In terms of the condition requirements of Condition 11 and the submitted information the following comments are provided.

i) Hard landscape works, to include but not be limited to, full details of surfacing products (manufacturer, type, colour and size); method of demarcation of parking bays; details of all bollards (specification, material and colour); specification of the ornamental footpath bridge over the ha-ha including brick walling and capping.

Details of surfacing products – in principle no objection to the use of surfacing products. A tarmac entrance from North Road to the roundabout is not required as North Road is an unadopted highway. A softer surface for the access road would be more in keeping with the setting of the listed building and roundabout and access routes for vehicles on the site.

Method of demarcation of parking bays – Shown as detail 5 on the Landscape Proposals – detailed Design plans as stainless steel metal studs 100mm square. These are supported as discrete methods to delineate the parking bays, and have been incorporated along the length of the parking bays to the west of plot 6 on site. Details to be specified on the plans including the frequency along the parking space length.

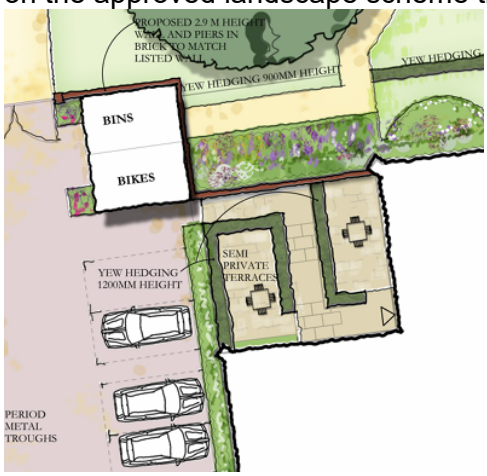
Details of all bollards (specification, material and colour) – no objections subject to compliance with Building Regulations for any fire appliance access.

Specification of the ornamental footpath bridge over the ha-ha including brick walling and capping – please see Landscape comments regarding the omission of a ha-ha to the proposal which is supported. As such an ornamental footpath bridge is not required, this should be detailed within a new FUL application that the landscape design has evolved. Detail 1 Indicative Section Gabion Wall Ha Ha, detail 3 Indicative Section Low Brick Wall Bridge and Section 7, Plan View Gabion Wall, Ha Ha & Bridge Walkway can therefore be omitted.

Other comments.

Landscape Design Detail 12: Terrace Garden Hedge and Planting. The proposed woven timber fence 1500mm high is not supported adjacent to plots 1 and 2, this does not complement the setting of the listed building or reflect adjacent boundary treatments / landscaping. It is recommended that this be replaced with a Yew hedge and vertical railings to provide privacy. Consideration of access route from

plot 2 parking spaces (assumed to the side of plot 1) to the front door of plot 2 requires consideration, on the approved landscape scheme this was via the courtyard space – see below.



Landscape Design Detail 12: Terrace Garden Hedge and Planting. The proposed woven timber fence 1500mm high is not supported south of plots 6-9 or between plots 7 and 8 either. It does not complement the setting of the listed building or the wider southern landscaping proposals which are read as a wider garden to the listed building. As previously noted, the southern area is recommended to incorporate landscape design details from the Rightmove landscape proposal providing private patio spaces for plots 6-9 but carefully concealed with Yew hedging (suggest height of 1.2m max) which appears and is designed as part of a wider southern garden landscaping proposal.

Landscape Design Detail 9 – Indicative Section, Elevation & Plan: Brick Wall with Pleached tree – no objection in principle as this will help provide more light to the courtyard area and introduce greenery, it is recommended that the brick pier be increased in height to match other wall ends. What capping to the wall and brick pier is to be used – again it is recommended that this matches others on site where possible. A boundary treatment plan should be included within a new FUL application to capture the changes.

Other changes include the introduction of a patio north of plot 2 (assumed as amenity space), inclusion of patio to the east plot 9, and reduction of trees within the eastern parking area. The introduction of a patio to the east of plot 9 is not supported as it detracts from the landscaping proposals originally envisaged. Private patio space for plot 6 is encouraged more akin to the Rightmove layout to the south. Additional trees within the eastern parking area should be introduced where possible.

Comments in relation to *soft landscape works and landscape maintenance regimes* (items ii-iii) are in the main deferred to landscape colleagues, however I note that the proposed watering specification is not specific - no minimum water volumes are stated for different types of plants (only provided at 60ltrs for trees), and as such this should be amended.

In terms of item iv) *implementation programme* – the plans note "*The landscape scheme/planting programme is confirmed as being timetabled for implementation by or during the first planting season (mid-November to mid-March) following commencement of works.*" – however works commenced some time ago not all of the landscaping has been implemented. The implementation and phasing (relative to different parts of the site) should therefore be updated and included within a new FUL application.

Recommendations: The landscape proposals be amended to incorporate comments from UD and Landscape consultees as well as integrate the vision of the southern landscape gardens adjacent to plots 6-9 as shown on Rightmove.

Signed: Alison Wood	**Date:** 25 March 2026