

SOUTH DERBYSHIRE DISTRICT COUNCIL

Parks And Green Spaces : Landscape Comments

Memorandum to:

To: Neil Thompson

From: Julie Hardcastle

cc:

Date: 9th May 2022

App No: DMPA/2021/1748 – 1 Vicarage Road

SITE :

1 Vicarage Road Woodville Swadlincote DE11 8DL.

PROPOSAL :

Approval of reserved matters (access, appearance, landscaping, layout, and scale) pursuant to outline permission ref. DMPA/2020/0109) at:

1.0: Context and Site Plans

The site is bound to the southwest, southeast, and northeast by open pastureland and to the north, northwest by No 1 Vicarage Road.

Location Plan HPD08

Proposed Block Plan HPD07 Rev.A

Planning Design and Access Statement

2.0 Policy Context and Guidance

For the landscape comment, we have relied on the following policies:

NPPF :-

- **Section 15 – Conserving and Enhancing the Natural Environment**

170: Planning policies and decisions should contribute to and enhance the natural environment by-

b) recognizing the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services, including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

South Derbyshire Local Plan (Adopted June 2016)

- **S1: Sustainable Growth Strategy**

(iv) Ensure the districts heritage assets, landscape and rural character, are protected conserved and enhanced.

- **Policy BNE 3: Biodiversity**

- **Policy BNE 4 : Landscape Character and Local Distinctiveness**

A The character and local distinctiveness, and quality of South Derbyshire's landscape and soil scape, will be protected and enhanced through the careful design and sensitive implementation of new development.

C In bringing forward proposals, developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in The Landscape Character of Derbyshire. Proposals should have regard to the woodland and tree planting, landscape management and habitat guidance set out in this document and demonstrate that mitigation proposals are appropriate to the character of the landscape.

- **Policy BNE 5: Development in Rural Areas**

- **Policy INF 7: Green Infrastructure**

National Landscape Character

The Landscape Character of Derbyshire

3.0: Planning Policy Conclusion:

Where new development takes place, it should be well related to the existing landscape infrastructure that integrates the proposal with the wider landscape.

NPPF advises that all development should be seeking Biodiversity Net Gain.

With consideration to the submitted documents and the proposed site context, and the increase in the development of the site, we have the following comments.

- A. A landscape planting plan showing Native species trees and hedgerow to be planted to the frontage, with a plant schedule giving, species size and quantity.
- B. Fruit trees to be planted to the rear garden.

We require enhancement of the biodiversity, that will mitigate for the increased development of the site.

With the use of native species, with consideration to improving local biodiversity including hedgehogs, birds, bats, and bees etc.

The applicant is advised to seek the services of a Landscape Architect.

Julie Hardcastle

Landscape Architect

Cultural Services. South Derbyshire District Council