Comments
Landscape's Comment – JBA responses 19.07.2024

Comment Number
WC-24-05-302424

Text
Holding objection - Please see my comments on the enclosed planting plans. Small strips of grass on private front gardens are not acceptable as they are a maintenance liability. I would note the Wiltshire Design Guide Supplementary Planning Guidance in this regard that states:

'11.1.3 Throughout the edges of the public realm of new developments, boundaries and enclosures will often be maintained by residents themselves. It is expected that these are detailed and constructed to be attractive and robust in the first instance, so that they do not require early or costly maintenance or fall into a state of disrepair which diminishes the character of the place.

I am also concerned that not enough soil volume is being allowed for street trees the applicants landscape architect has specified Green Blue Urban Root Barrier but the GBU soil volume guidance for the species of street tree specified is between 15-20m3. I do not currently see any mention of under paving soil cell details being used in order to allow for the minimum amount of soil volume required. I would highlight the Wiltshire Design Guide Supplementary Planning Guidance that states:

'5.2.6 Locations for street trees should be considered at the early stages of the design process as they require space both above and below ground and can have a direct influence on parking typologies, built form and lamp post locations. Thus, street tree planting should be anticipated and sufficient space allowed for in Outline applications.'

Typical tree pit details have been provided to further explain the implementation of trees in urban conditions. The Green Blue Urban soil volume calculator mentioned above is a general rule and, as mentioned on their website, should only be treated as a guide. The tree species and their varieties have been chosen to reflect the available soil volume as well as space available in the build form and where space is constrained, the varieties have been selected to ensure their thrive in the given conditions.

'6.2.4 At the outset of the master planning process, seek to introduce as many trees as possible into both public pavements/ verges and private front gardens, ensuring a suitable amount of aerated and drainage space is provided for root

systems to thrive and canopies to grow. For further information refer to the Urban tree manual'

'11.1.5 When planting trees, adequate ground preparation and planting systems should be used to ensure successful establishment and to allow the tree to grow with vigour appropriate to the species and situation. Tree pit design needs to allow for sufficient uncompacted rooting volume for the mature size of the chosen species of tree, with the correct provision of nutrients, water and oxygen. Tree planting systems should be to BS8545 standards.'

This does not mean that the applicant should consider changing the tree species in order to reduce the soil volume requirement. The Wiltshire Design Guidance is quite clear about the need for medium to large canopy trees in the streetscape to:

'6.2.5 To help counter the urban heat effect and create shade it is expected that urban trees and tree - lined streets should be provided within schemes. A tree-lined street is understood to mean a street with regular tree planting along both sides for the entire length of the street, to the effect that a significant amount of shade would be generated when canopies are fully grown. This is equates to approximately one tree every 10-20 metres.'

The tree sizes for public spaces are also not compliant with the Wiltshire Design Guide Supplementary Planning Guidance:

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'6.2.6 To reduce the risk of vandalism specify Extra Heavy Standard trees and ensure that they are adequately stored, transported to site and planted, staked, and maintained for at least 2 years by a suitably qualified horticulturalist. Also ensure that they are planted into properly prepared tree pits containing the correct type of soil and are free draining. For further information refer to the Urban Tree Manual and BS 8545:2014 Trees: from nursery to independence in the landscape.'

Trees in the urban areas amended to extra heavy standard.

Note Ends

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