

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING DECISION NOTICE – PERMISSION**

**N6/2010/3120/DC3**

**Redevelopment of former Splashlands Complex to include; Phase 1: construction of high ropes adventure course, supporting ticket kiosk and clearance of former lido area and; Phase 2: redevelopment of former lido site to provide a wet play area, extension and refurbishment of existing toilet block to provide a cafe, education room, ticket office, landscaping, associated car park access and highways improvements**

**at: Splashlands Stanborough Road WELWYN GARDEN CITY**

Carriage Return

**Agent Name And Address**

Mr M Plotnek  
WYG Planning & Environment  
100 St. John Street  
LONDON  
EC1M 4EH

**Applicant Name And Address**

Mr A Harper  
Corporate Property  
Welwyn Hatfield Borough Council  
The Campus  
WELWYN GARDEN CITY  
AL8 6AE

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT** the development proposed by you in your application received with sufficient particulars on 25/02/2011 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Drawing Nos. 1000 & 1001 & 1004 Rev A & 1005 & 1008 & 1009 & 1010 & 1011 & 1012 &

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1015 Rev C & 1016 & 1017 & 1018 & 1019 & 1020 & 1021 & 1022 & 1023 Rev A & 1100 Rev A & 1101 & 1102 & 1103 & 1104 & 1105 & 1106 & 1107 & 1108 & 1109 & 1111 & 1112 & 1113 & 1114 & 1115 & 1116 & 1024 Rev A & A067207-1-001 Rev A & A067207-1-005 & A067207-1-006 Rev A & A067207-1-007 Rev A & A067207-1-008 Rev A & A067207-1-010 Rev A & A067207-1-011 & A067207-1-012 & A067207-1-AR- 001 & A067207-1-AR- 002 & A067207-1-PI- 001 & A067207-1-PI- 002 received and dated 20 December 2012 unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the local planning authority.

### PHASE 1 Conditions

#### PRE-DEVELOPMENT FOR PHASE 1

3. The materials submitted for the proposed development in Phase 1, which includes a timber pole for the structure and elements, olive green box profile corrugated roof sheets, decking for the tower and viewing areas and timber cladding, braces and joists for the artificial climbing wall are acceptable external surfaces for the development in Phase 1 hereby permitted. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed without the prior written consent of the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National planning Policy Framework and Policies D1, D2, RA21 and CLT2 of the Welwyn Hatfield District Plan 2005.

4. The fencing around the proposed high ropes shall be dark green, RAL 6005. Subsequently the development shall not be carried out other than in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory appearance which does not detract from the visual amenities and character of the Green Belt, in accordance with the National Planning Policy Framework and policies D1, D2, CLT2 and RA21 of the Welwyn Hatfield District Plan 2005.

5. The development of Phase 1 shall not be carried out other than in accordance with the Construction Method Statement Revision B written by WYG Engineering dated 23 January 2013 and received by the local planning authority on 23 January 2013 via email from Max Plotnek unless otherwise agreed in writing by the local planning authority.

REASON: To ensure satisfactory provision to protect the residential amenity of adjoining occupiers and highway safety in accordance with the National Planning Policy Framework and Policies D1, RA21, CLT2 and M14 of the Welwyn Hatfield District Plan 2005.

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6. Details of any external lighting proposed in connection with the development hereby approved, shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of the visual amenities of the area in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

7. No equipment, machinery or materials shall be brought onto the site for the purposes of Phase 1 development until the measures for tree protection as detailed within the Arboricultural Survey reported by Quaife Woodlands dated 24 December 2012 have been implemented and retained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance within this condition and the ground levels within those areas shall not be altered nor shall any excavation be made without the written consent of the local planning authority. No fires shall be lit within 20 metres of the retained trees and shrubs.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies D8, R17 and RA10 of the Welwyn Hatfield District Plan 2005.

8. The development which forms Phase 1 hereby permitted shall not be carried out other than in accordance with the approved Flood Risk Assessment A067207, version 5 produced by WYG Engineering, dated 17 December 2012 and the following mitigation measures detailed within:

1. Compensatory floor storage on the site to a 1 in 100 year
2. Finished floor levels are set no lower than 63.91m above Ordnance Datum.

REASON: To reduce the risk of flooding to the proposed development and future occupants, and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided in accordance with the National Planning Policy Framework and policy R8 of the Welwyn Hatfield District Plan 2005.

9. The development which forms Phase 1 hereby permitted shall not be implemented other than in accordance with the recommendations which are set out in the Ecological Survey Report Chapter 5 dated 14 December 2012. Any variation thereto shall be agreed in writing by the local planning authority before such change is made.

REASON: To comply with the requirements of the Wildlife and Countryside Act and

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Habitats Regulations and to protect species of conservation concern in accordance with the National Planning Policy Framework and Policies R11 and R16 of the Welwyn Hatfield District Plan 2005.

10. If at any time during the course of construction of the development hereby approved, a species of animal that is protected under Schedule 1\* or 5\*\* of the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats) Regulations 1994\*\*\* or the Protection of Badgers Act 1992 is discovered, all construction or other site work affecting the species shall cease until a suitable mitigation scheme has been approved by the local planning authority in writing or a licence to disturb protected species has been granted by DEFRA or Natural England (Formerly English Nature)

\* Includes nesting birds

\*\* Includes great crested newts, bats, reptiles and water voles

\*\*\* Includes great crested newts and bats

REASON: To comply with the requirements of the Wildlife and Countryside Act and Habitats Regulations and to protect species of conservation concern in accordance with Policy R11 and R16 of the Welwyn Hatfield District Plan 2005.

11. No trees shall be felled, lopped, topped, damaged or otherwise destroyed, other than those shown within the Quaife Woodland report received and dated 24 December 2012 without the prior consent in writing of the local planning authority.

REASON: The existing trees represent an important visual amenity which the local planning authority consider should be maintained to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy D8 of the Welwyn Hatfield District plan 2008.

12. The development of Phase 1 shall not be carried out other than in accordance with the approved details in the Car Park Management Plan for Phase 1: Splashlands, Stanborough Park dated January 2013 and written by Savell Bird & Axon unless otherwise agreed in writing by the local planning authority.

REASON: To ensure the development makes adequate provision for the off-street parking and manoeuvring of vehicles likely to be associated with its use in accordance with the National Planning Policy Framework and Policies M14, RA21 and CLT2 of the Welwyn Hatfield District Plan 2005.

## POST-DEVELOPMENT FOR PHASE 1

13. The turfing comprised in the approved details of landscaping for phase 1 shall be carried out in the first planting and seeding seasons following the clearing of the former

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Lido site. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

### PHASE 2 Conditions

#### PRE-DEVELOPMENT FOR PHASE 2

14. No development of phase 2 shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

15. Notwithstanding the submitted landscaping plan, no development of Phase 2 shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the local planning authority. The landscaping details to be submitted shall include:-

a) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing

b) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife

c) details of siting and timing of all construction activities to avoid harm to all nature conservation features; and

d) management and maintenance details

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

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16. No equipment, machinery or materials shall be brought onto the site for the purposes of Phase 2 development until the measures for tree protection as detailed within the Arboricultural Survey reported by Quaife Woodlands dated 24 December 2012 have been implemented and retained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance within this condition and the ground levels within those areas shall not be altered nor shall any excavation be made without the written consent of the local planning authority. No fires shall be lit within 20 metres of the retained trees and shrubs.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies D8, R17 and RA10 of the Welwyn Hatfield District Plan 2005.

17. No trees shall be felled, lopped, topped, damaged or otherwise destroyed, other than those shown within the Quaife Woodland report received and dated 24 December 2012 without the prior consent in writing of the local planning authority.

REASON: The existing trees represent an important visual amenity which the local planning authority consider should be maintained to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy D8 of the Welwyn Hatfield District Plan 2008.

18. Details of any external lighting proposed in connection with the development of phase 2 hereby approved, shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of the visual amenities of the area in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

19. The development which forms phase 2 hereby permitted shall not be implemented other than in accordance with the recommendations which are set out in the Ecological Survey Report Chapter 5 dated 14 December 2012. Any variation thereto shall be agreed in writing by the local planning authority before such change is made.

REASON: To comply with the requirements of the Wildlife and Countryside Act and Habitats Regulations and to protect species of conservation concern in accordance with the National Planning Policy Framework and Policies R11 and R16 of the Welwyn Hatfield District Plan 2005.

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20. If at any time during the course of construction of Phase 2 development hereby approved, a species of animal that is protected under Schedule 1\* or 5\*\* of the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats) Regulations 1994\*\*\* or the Protection of Badgers Act 1992 is discovered, all construction or other site work affecting the species shall cease until a suitable mitigation scheme has been approved by the local planning authority in writing or a licence to disturb protected species has been granted by DEFRA or Natural England (Formerly English Nature)

\* Includes nesting birds

\*\* Includes great crested newts, bats, reptiles and water voles

\*\*\* Includes great crested newts and bats

REASON: To comply with the requirements of the Wildlife and Countryside Act and Habitats Regulations and to protect species of conservation concern in accordance with Policy R11 and R16 of the Welwyn Hatfield District Plan 2005.

21. No development of Phase 2 shall commence until a scheme for the provision of secure cycle parking (including powered two wheel vehicle parking where applicable) on site has been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.

REASON: In order to ensure that there is adequate provision for secure cycle (powered two wheeler) accommodation within the application site, encouraging alternative modes of transport in accordance with Policies M6 and M8 of the Welwyn Hatfield District Plan 2005

22. The development which forms Phase 2 hereby permitted shall not be carried out other than in accordance with the approved Flood Risk Assessment A067207, version 5 produced by WYG Engineering, dated 17 December 2012 and the following mitigation measures detailed within:

1. Compensatory flood storage on the site to a 1 in 100 year plus climate change standards is to be provided during phase 2 of the development based in the details shown on drawing No. A067207-5-10B, which provides an indication of the required floodplains storage under phase 2, and drawings A067207-5-122 & 123 which show proposed earthworks to achieve the required floodplain storage following development

2. Finished floor levels are set no lower than 63.91m above Ordnance Datum.

REASON: To reduce the risk of flooding to the proposed development and future occupants, and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provide in accordance with the National Planning Policy Framework and policy R8 of the Welwyn Hatfield District Plan 2005.

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23. No development of phase 2 works shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development together with details of how the scheme shall be maintained and managed after completion, has been submitted to and approved in writing by the local planning authority. The phase 2 scheme shall subsequently be implemented in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

REASON: To prevent the increased risk of flooding in accordance with the National Planning Policy Framework and policy R8 of the Welwyn Hatfield District Plan 2005.

24. No development of Phase 2 shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. Details of car parking arrangements for vehicles of site operatives and visitors
- ii. Loading and unloading of plant and materials
- iii. Storage of plant and materials used in constructing the development
- iv. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing and information, where appropriate
- v. Siting and details of wheel washing facilities
- vi. Measures to control the emission of dust and dirt during construction
- vii. Construction vehicle numbers, type, routing;
- viii. Traffic management requirements;
- vv. Cleaning of site entrances, site tracks and the adjacent public highway;

REASON: To ensure satisfactory provision to protect the residential amenity of adjoining occupiers and highway safety in accordance with the National Planning Policy Framework and Policies D1, RA21, CLT2 and M14 of the Welwyn Hatfield District Plan 2005.

## PRE-OCCUPATION FOR PHASE 2

25. Before first occupation of Phase 2 development hereby permitted, the highway works as shown in principle on Drawing No. A067207-1-001A shall be completed and constructed to the specification of the Highway Authority and local planning authority's satisfaction.

REASON: To ensure that the access is constructed to the current Highway Authority's specification as required by the local planning authority and to comply with the National Planning Policy Framework.

26. Before first occupation of phase 2 development hereby permitted, the area set aside for car parking and cycle parking shall not be laid out and surfaced other than in accordance with the approved drawings, and shall be retained permanently thereafter for the accommodation of visitors and shall not be used for any other purpose.



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REASON: To ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety in accordance with National Planning Policy Framework

27. The development of Phase 2 shall not be carried out other than in accordance with the approved details in the Car Park Management Plan for Phase 2: Splashlands, Stanborough Park dated January 2013 and written by Savell Bird & Axon unless otherwise agreed in writing by the local planning authority.

REASON: To ensure the development makes adequate provision for the off-street parking and manoeuvring of vehicles likely to be associated with its use in accordance with the National Planning Policy Framework and Policies M14, RA21 and CLT2 of the Welwyn Hatfield District Plan 2005.

## POST-DEVELOPMENT OF PHASE 2

28. All planting seeding or turfing and soil preparation comprised in the above details of landscaping for Phase 2 shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

29. The use of the cycle parking provision shall be:

(a) monitored in accordance with details submitted to, and approved in writing by the local planning authority, following the implementation of Phase 1 of the development hereby permitted. Should the agreed monitoring demonstrate that there is a need for additional cycle parking provision, this shall be provided prior to the first occupation/use of Phase 2, following the further written agreement of the local planning authority with regard to the design of the provision and number of spaces.

(b) monitored in accordance with details submitted to, and approved in writing by the local planning authority, following the implementation of Phase 2 of the development hereby permitted. Should the monitoring demonstrate that there is a need for additional cycle parking provision, this shall be provided following the further written agreement of the local planning authority with regard to the design of the provision and number of spaces.

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Any provision provided in accordance with (a) or (b) shall be retained permanently thereafter.

REASON: In order to ensure that there is adequate provision for secure cycle (powered two wheeler) accommodation within the application site, encouraging alternative modes of transport in accordance with policies M6 and M8 of the Welwyn Hatfield District Plan 2005

### REASON FOR APPROVAL:

The proposal has been considered against the National Planning Policy Framework, and Development Plan policies SD1, GBSP1, R1, R2, R3, R4, R5, R7, R11, R15, R17, R19, R29, IM2, M1, M2, M4, M5, M6, M8, M14, D1, D2, D7, D8, D9, D11, D12, RA10, RA21, RA25, CLT2 and CLT3 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision indicate that the proposal should be approved. The decision has also been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be inspected at these offices).

### INFORMATIVES:

1. Where works are required within the public highway to facilitate vehicle access the Highway Authority require the construction of such works to be undertaken to their specification and by a contractor who is authorised to work in the public highway. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the County Council Highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this.
2. The applicant is advised that if it is the intention to request the Hertfordshire County Council as Local Highway Authority, to adopt the proposed highways as maintainable at the public expense then the application should contact Mid West Hertfordshire Area Office to discuss the technical and legal requirements. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
3. As from 6th April 2008 a site waste management plan is required by law for all

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construction projects that are worth more than £300,000. This aim is to reduce the amount of waste produced on site and should contain information including types of waste removed from the site and where that waste is being taken. Projects over £500,000 may require further information. However a good practice template can be found at [www.smartwaste.co.uk](http://www.smartwaste.co.uk) or [www.wrap.org.uk/construction/toolsandguidance/sitewastemanagementplanning/index.html](http://www.wrap.org.uk/construction/toolsandguidance/sitewastemanagementplanning/index.html). For further information on this, please contact Hertfordshire County Council on 01992 556254.

4. With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. Connections are not permitted for the removal of ground water. Were the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The can be contact on 0845 850 2777.
5. There is a public right of way (004 Welwyn Garden City) at the entrance to the site. The Public Right of Way should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. The safety of the public using the route and any other routes to be used by construction traffic should be a paramount concern during works, safe passage past the site should be maintained at all times. The condition of the route should not deteriorate as a result of these works. Any adverse affects to the surface from traffic, machinery or materials (especially overfills of cement & concrete) to be made good by the applicant to the satisfaction of this Authority. All materials to be removed at the end of the construction and not left on the highway or highway verges. If the above conditions cannot reasonably be achieved then a Temporary Traffic Regulation Order would be required to close the affected route and divert users for any periods necessary to allow works to proceed. A fee would be payable to Hertfordshire County Council for such an order.
6. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.
7. The applicant is advised to contact Environmental Health at Campus East, Welwyn Garden City, Tel: 01707 357242, with regard to the necessary food, hygiene and sanitary standards
8. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition,

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within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

9. The decision notice contains conditions which require you to submit information to the local planning authority and have it approved in writing before any development relating to the approval takes place. There is a formal procedure for applying to discharge conditions and further information can be found at <http://www.welhat.gov.uk/index.aspx?articleid=834> . Failure to comply with this type of condition may result in the development being considered unlawful and enforcement action could be taken. If you require any clarification or information please contact the section on 01707 35700.
10. Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage byelaws, 1981. The prior written consent of the Environment Agency is required for any proposed works or structures, un, under over or within eight metres of the top of the bank of the River Lea, designated a 'main river'.
11. With regard to condition 15, which refers to a revised landscaping scheme to be submitted, the scheme needs to be reconsidered in accordance with the following comments and recommendations raised by the council's Landscaping and Ecology Team.
  - Tree Species - The multi-stem Scots pine are considered appropriate for the site and will offer all year round interest. The Poplar and Birch are not considered appropriate. Birch is fairly short lived and can become brittle with age. Poplar are prone to decay and can also become brittle with age. Liquidamba styraciflua would be a good substitute for the Poplar, as it has a similar form to a poplar and has interesting leaf shape and good autumn colour. Instead of the three Birch within the centre of the site, it would be appropriate to have one large canopy tree, such as an English oak, which would provide valuable shade in the summer. The Alnus glutinosa is a river side tree and is considered an appropriate species for the site.
  - Hedging – Prunus lusitanica (laurel) is a non native evergreen and is not appropriate as it requires a lot of management to maintain as a hedge and offers little wildlife value. A better option would be a mixed native hedge to comprise of species to include hawthorn, field maple, black thorn, hornbeam etc.
  - Shrubs – Generally the shrub species chosen are appropriate. However there is considerable use of Photinia fraseria Red Robin which is a form of laurel that will tend to dominate an area and form dense blocks of planting. It would be better to mix up some of this Photinia planting with some of the smaller viburnums or similar species.
  - Ground cover – The Liriope muscari stated is an appropriate species for ground cover

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which is often visited by bees.

•Bamboos and Grasses – The main issue with the bamboos and particularly the Yucca is that they are not indicative of the surrounding landscape and offer little in terms of habitat or food for wildlife. Bamboos also tend to crowd out and shade other plants. It is preferable to see plants such as dog woods (Cornus spp) in place of the bamboos. Dog woods have colourful stems and a similar form to the bamboos. It is also recommended that perennial plants such as Verbena bonariensis and Gaura lindheimeri are used as these have attractive flowers and encourage pollinating insects. The grasses chosen are considered appropriate and would sit well with perennial plants recommended above.

Planting specification – Some detail regarding planting specification has been provided however more detail is required with regard to their management and aftercare (including watering of plants).

Car park area - Further details of planting within the car park are required to ensure that there is a consistent approach in this area.

Date : 05/03/2013

A handwritten signature in black ink, appearing to read 'Tracy Harvey', with a long horizontal flourish extending to the right.

Tracy Harvey  
Head of Planning