

planning condition usually applicable to new landscaping to ensure adequate establishment.

Play Area.

The Local Plan requires an equipped play area for all developments of more than 50 dwellings. I would expect the play area on this development to be of LEAP standard, defined by the NPFA. Details of play equipment will need to be submitted and approved by Neighbourhood Services. Adoption by the Council will involve the negotiated payment of a commuted sum based on 10 years' full maintenance costs dating from the date of adoption.

Streetscene.

The demolition of the former factory will generally remove much of the high development from the area and I therefore have reservations about the introduction of the six-storey block of apartments on the corner of Ladysmith Road and Welholme Road. The principle of mixing 2 and 3-storey dwellings is understandable and acceptable to me, but the introduction of a single tall block may be a conflicting element in the development. Whilst I see the value of a 'landmark' building, I think this might be better achieved using a lower height but with, for example, feature elevational treatment.

Planting.

Notwithstanding my other comments about trees and open space, I have no objection to the species, sizes and densities of plants on the Landscape Proposals plan.

M. J. Leary
Senior Landscape Officer

ENP	
15 FEB 2007	
PLANNING	
APPROVED BY	
DATE	