



Planning Statement (Reserved Matters)

Formation of an Activity Park on Land off Schwabisch Gmund
Way, Barnsley, S71 1AY



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Client: Barnsley Metropolitan Borough Council
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Submitted to: Barnsley Metropolitan Borough Council



RESERVED MATTERS APPLICATION FOR THE APPROVAL OF DETAILS PERTAINING TO LAYOUT, SCALE, DESIGN AND LANDSCAPING IN RELATION TO AN OUTLINE PLANNING PERMISSION FOR THE FORMATION OF AN ACTIVITY PARK (APPLICATION REF: 2022/0434)

Land off Schwabisch Gmund Way, Barnsley, S71 1AY

1.0 Introduction

1.1 Purpose of this Statement

- 1.1.1 This Planning Statement has been produced by Urbana on behalf of Barnsley Metropolitan Borough Council (hereafter referred to as BMBC) in support of a Reserved Matters application for the formation of an Activity Park on Land off Schwabisch Gmund Way, Barnsley, S71 1AY.
- 1.1.2 Namely, the purpose of this planning statement and supporting documents is to demonstrate that the proposed development accords with the terms of the outline planning permission and is acceptable in planning terms, specifically in regard to the following reserved matters:
- Layout of the proposed development
 - Scale of building(s)
 - Design and external appearance of the proposed development
 - Landscaping
- 1.1.3 Notably, the principle of development has already been established through the outline consent, of which the access arrangements have also been granted consent. A thorough and robust assessment of planning policy is therefore considered not necessary for the purposes of this Statement.

1.2 Background Information/ Relevant Planning Conditions

- 1.2.1 A Hybrid planning application seeking a) full planning permission for the erection of a two-storey Youth Zone building with floodlit kick pitch on the roof, roof top plant, service yard with bin store, minibus and blue badge parking and associated landscaping; and b) Outline permission for the erection of a club house café and the formation of an associated activity park (all matters reserved apart from means of access) was approved by BMBC on 01st March 2023.
- 1.2.2 This Statement (and associated submission package) therefore relates to Part B of the 2022/0434 application decision notice, specifically planning conditions 17 – 20 which are:

Condition 17:

Application for approval of the matters reserved in Condition No. 18 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development, hereby permitted, shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Condition 18:

The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

(a) the layout of the proposed development.



(b) scale of building(s)

(c) the design and external appearance of the proposed development.

(d) landscaping

Condition 19:

Detailed plans shall accompany the reserved matters submission that broadly reflect the Illustrative Masterplan (BAR-HBA-V0-00-DR-A-P53D - Proposed Site Master Plan) and which also indicate existing ground levels, finished floor levels of all buildings and associated structures, road/path/cycle path levels and any proposed alterations to ground levels. Thereafter the development shall proceed in accordance with the approved details.

Condition 20:

Detailed plans shall accompany the reserved matters submission indicating existing ground levels, finished floor levels of all buildings and associated structures, footpath/cycle path levels and any proposed alterations to ground levels. Thereafter the development shall proceed in accordance with the approved details.

- 1.2.3 This Statement and associated application submission therefore seeks to address the elements contained within the above conditions only.

1.3 Scope of the Application Submission

- 1.3.1 In order to demonstrate compliance with the above conditions, particularly with regard to the layout, scale, design and landscaping of the proposed development, this Statement is supported by the following plans and documents:

- BALU-BBA-YAP-XX-DR-L-1005 Site Location Plan and Application Boundary P02
- BALU-BBA-YAP-XX-DR-L-1006 Existing Site Topography and Site Constraints P02
- BALU-BBA-YAP-XX-DR-L-1012 Landscape Masterplan P03
- BALU-BBA-YAP-XX-DR-L-2001 & 2002 Soft Landscape Strategy
- BALU-BBA-YAP-XX-RP-L-2001_DAS-P01
- BALU-BBA-YAP-XX-DR-L-2003 Detail Area Plan-Social Activity Zone and Canopy Information-P01
- BALU-BBA-YAP-ZZ-DR-L-4001 GA Site Sections AA, BB and CC-P01
- BALU-BBA-YAP-ZZ-DR-L-4002 GA Site Sections DD, EE and FF-P01
- BALU-BBA-YAP-ZZ-DR-L-4003 Sitewide Long Sections GG and HH-P01
- P197-752-MPR-D External Lighting Rev D
- BALU-BBA-YAP-ZZ-DR-L-9001 – Site Birds Eye View-P01
- BALU-BBA-YAP-ZZ-DR-L-9002 – Schwabisch Gmund Way Entrance View-P01
- BALU-BBA-YAP-ZZ-DR-L-9003 – Harborough Hill Road Entrance View-P01
- BALU-BBA-YAP-ZZ-DR-L-9004 – Central Social Active Zone View-P01
- 24053-ARC-XX-XX-DR-D-5101-P01 – SUDS DRAINAGE DETAILS
- 24053-ARC-XX-XX-DR-D-5001-P01 – DRAINAGE GENERAL ARRANGEMENT



- 24053-ARC-XX-XX-DR-D-5003-P01 - DRAINAGE IMPERMEABLE AREAS
- 24053-ARC-XX-XX-DR-C-6000-P03 - PROPOSED LEVELS
- 24053-ARC-XX-XX-DR-C-6001-P02 - PROPOSED CUT AND FILL
- 24053-ARC-XX-XX-DR-C-6000-P03 - PROPOSED LEVELS
- Skatepark and Parkour Area 'visuals'/CGIs

1.3.2 It is our considered opinion that the above-supporting documents contain sufficient information to enable the validation and determination of the planning application and provide a proportionate level of detail pertaining to the reserved matters in question.

2.0 Pre- Application Discussions

2.1.1 Prior to the submission of this application, lengthy pre-application discussions have taken place with BMBC, specifically with James Hyde who is a Spatial Planning Project Manager, who (working closely with the Highways Team) has provided commentary throughout the process on the suitability of the scheme proposed within this submission.

2.1.2 Namely, the most pertinent reasons for undertaking the pre-application procedure were to ascertain the following:

- Whether the submitted masterplan would 'broadly reflect' the Illustrative Masterplan (BAR-HBA-V0-00-DR-A-P53D - Proposed Site Master Plan) as per Condition 19 of the outline consent;
- Whether the access/ highways arrangements proposed would be acceptable and therefore still be regarded to be approved in accordance with the outline consent;
- Whether taking into account the above, BMBC consider that the reserved matters route would be lawful, or whether a full application/ new outline application would be required due to it being a departure from the outline consent; and,
- What the most suitable scope for the application would be to address the matters reserved.

2.1.3 Whilst not necessary to go into a great length of detail on all discussions taken place, this Statement and the final iteration of the masterplan provided with this application have taken into account the following key comments raised by the planning officer and highways consultant during the pre-application discussions:

- Increasing the distance of the skate/ scooter area from the properties on the northern aspect of the site
- Addressing the use, style, texture, and amount of hardstanding within the site and the extent and quality of soft landscaping to be provided.
- Provide a justification for the lack of the activity and play area (compared to the outline consent), and the provision of a scheme more geared towards older children.
- The bollards across the site access from Mottram Way need to be set a sufficient distance into the site to allow a 16.5m articulated vehicle to pull fully clear of the public highway.



- Details should be provided in terms of any signage/lining required to prevent vehicles from parking along the new site access from Mottram Way.
- Further details are required regarding the access point into the site from the end of the existing access road that runs parallel with Harborough Hill Road.
- The proposed arrangements in terms of the existing Harborough Hill Road access are unclear, the plan should indicate that a section of footway and grass verge are to be installed.

2.1.4 After establishing that the above were the key elements to consider, a final masterplan was produced and a constructive pre-application meeting with the LPA and the Highways Authority was held on 17th April. Following this, no additional concerns were raised, and a confirmation email was subsequently sent by James Hyde on the 25th April 2024 which confirmed the following:

"Hi Jay,

I have been through the Hybrid application conditions and discussed the application with Senior Officers and the conclusion is that a reserved matters application would be appropriate.

In terms of the reserved matters application there is nothing above and beyond the usual requirements that needs to be submitted other than the cross sections and levels discussed"

2.1.5 Taking the above into account, it is considered that the application submission package has thoroughly addressed all suggestions and comments provided by the LPA throughout the pre-application process. The package includes a proportionate level of detail necessary for the successful determination of this reserved matters application. Furthermore, it is concluded that the submitted plans broadly reflect the Illustrative Masterplan (BAR-HBA-V0-00-DR-A-P53D - Proposed Site Master Plan) approved by BMBC in March 2023.

3.0 Site & Location

- 3.1.1 The application site is located within Barnsley Town Centre on Schwäbisch Gmünd Way adjacent to the Train Station and Transport Interchange. The overall site area is approximately 1.2 hectares and is largely vacant, with concrete hardstanding occupying the majority of the site at the present time. The site was previously developed having previously been used as an electricity board depot for several decades before that use ceased and the site became vacant in the 2000's. The indicative site location is shown in Figure 1 below (Please note this is not 100% accurate, please refer to the plan formally submitted with the application):



Figure 1: Site Location Plan

- 3.1.2 The site borders Schwäbisch Gmünd Way (western side), Mottram Street (northern side) and the A61 Harbrough Hill Road (eastern side). Residential properties neighbour the site to the north on Mottram Street, with further residential development and Queens Road Academy located to the east on the other side of the Harbrough Hill Road two-way dual carriageway. Town centre uses dominate the area to the south and west of the application site, including the Barnsley train station and Transport Interchange which are located less than 100m to the west of the site. To the south, the application site abuts an established electricity distribution site and beyond that is Buzz Bingo.
- 3.1.3 The application site presents a somewhat varied topography with the existing hard-surfaced areas of the site sitting higher than Schwäbisch Gmünd Way and Mottram Way above an embankment and the main body of the site being a similar level to the section of Harbrough Hill Road that neighbours the site on its eastern side. In this area of the site there is historical vehicular access into it from Harbrough Hill Road. That is set behind a large rectangular-shaped area of hard standing that is used for informal car parking purposes at the present time. Beyond that is a gate that prevents vehicular access into the main body of the site. In addition, another single-width road runs parallel

to Harborough Hill to provide a service access to the electricity distribution site which still remains in place immediately to the south of the site.

4.0 Planning History

4.1.1 Whilst the site consists of several applications over the years, the relevant applications to this proposal are identified below:

- **B/05/1339/BA:** Redevelopment of the existing site comprising retail, associated car parking, landscaping works and new access. Approved (17.10.2005). Reserved matters for this development were approved through application 2008/1564 on 17.12.2008. There was also an extension of time limit application approved for both outline and reserved matters under reference number 2010/1431.
- **2009/0297:** Formation of an alternative vehicular and pedestrian access onto Harborough Hill Road. Refused (28.04.2009). This application was refused on the grounds that the proposed access would give rise to conditions prejudicial to highway safety which would be likely to increase the potential for accidents along Harborough Hill Road.
- **2022/0434:** Hybrid planning application seeking a) full planning permission for the erection of a two storey Youth Zone building with floodlit kick pitch on the roof, roof top plant, service yard with bin store, minibus and blue badge parking and associated landscaping; and b) Outline permission for the erection of a club house café and the formation of an associated activity park (all matters reserved apart from means of access). This was approved (granted conditionally) on 01/03/2023.

4.1.2 As demonstrated above, Part B (and the conditions contained therein) of the 2022/0434 application decision notice is the subject of this application submission.



5.0 Proposed Development

5.1.1 As specified previously in this Statement, the proposed development is for the formation of an Activity Park which has already been granted outline planning consent with all matters reserved apart from access.

5.1.2 The proposed layout plan is shown in Figure 2 below:



Figure 2: Proposed Layout Plan

5.1.3 The proposed development consists of the following primary features:

- Several activity zones for skateboarding, BMXing and Scootering for varying levels of ability
- A BMX pump track
- A parkour area
- Active travel routes

- Pedestrian and light vehicle graded surfacing
- Youth Social Space and Canopy/ Shelter
- Soft landscaped areas, namely consisting of:
 - Sports graded amenity grass
 - Natural grassland/ wildflower
 - Structural shrub planting
- SUDS area (Rain garden)
- Fenced wildlife area with native biodiversity-rich planting
- Proposed trees and native species-rich hedgerow

5.1.4 Whilst the layout proposed differs slightly from that approved in the outline consent, it is considered to broadly reflect the approved masterplan. This position has been accepted by the LPA, particularly taking into account the following design iterations throughout the pre-application process:

- Re-routed HGV access from Harborough Hill Road to Mottram Way.
- Proposed complete closure of the previous access point from Harborough Hill Road. Additional grass strip and pedestrian footpath have been added.
- Positioned removable bollards 16.5 meters away from the highway edge of Mottram Way, creating a pocket capable of accommodating the full length of HGVs serving the electricity distribution site.
- Integrated a turning head into the design to facilitate HGV reversing. This area is forming a pedestrian plaza or surface suitable for skating or cycling activities.
- Added an additional tree buffer to shield the park from Harborough Hill Road and adjacent properties.
- Added extra connections to the existing Active Travel Route - A61 (Town Centre to Royston).
- Introduced a new fenced-off biodiversity area to address safety concerns related to low visual surveillance for the zone hidden by the electricity distribution site.
- Implemented a DDA-compliant ramped access for the southern site access.
- Combined a series of small, fragmented rain gardens into two SUDS areas positioned in the lower part of the site.
- Retained the previously suggested skill-based approach to active zones, including a parkour area as well as a circular pump track.
- Omission of Clubhouse/ Café from the development scheme.

5.1.5 The omission of the clubhouse/café from the approved outline masterplan scheme has been comprehensively justified in the accompanying letter titled 'Justification for the Omission of the Clubhouse Café'. This decision was made after considering several factors, including the proximity to existing food and beverage options within BMBC's flagship scheme, 'The Glassworks,' and ongoing financial constraints. Since LUF2 funding only covers capital expenditure and not ongoing revenue costs, reducing potential financial burdens associated with the scheme is essential for the project's future success. Additionally, the LUF2 funding was secured prior to the high inflation rates

that began in early 2022, necessitating a review of the outline permission scope to ensure the deliverability of a scheme which aligns with the primary objectives for the site.

5.1.6 For further information regarding the layout of the proposed development, the scale of building(s), the design and external appearance of the proposed development, and the landscaping, please refer to the documentation submitted alongside this Statement, giving particular regard to:

- BALU-BBA-YAP-XX-DR-L-1012 Landscape Masterplan P03
- BALU-BBA-YAP-XX-RP-L-2001_DAS-P01
- BALU-BBA-YAP-ZZ-DR-L-4001 GA Site Sections AA, BB and CC-P01
- BALU-BBA-YAP-ZZ-DR-L-4002 GA Site Sections DD, EE and FF-P01
- BALU-BBA-YAP-ZZ-DR-L-4003 Sitewide Long Sections GG and HH-P01

6.0 Planning Assessment

6.1 Planning Policy Context and Principle of Development

6.1.1 Whilst Section 38(6) of the Planning and Compulsory Purchase Act, 2004 requires the determination of this application to be made in accordance with the development plan, unless material considerations indicate otherwise, the determination of a reserved matters application is considered only within the context of the outline planning permission and any conditions attached to it.

6.1.2 The following relevant planning policy documents are still however considered:

- The National Planning Policy Framework (December 2023) ("NPPF")
- Barnsley Local Plan (Adopted January 2019) ("BLP")

6.1.3 Accordingly, following the grant of outline planning permission the principle of development has been established and it is not necessary to justify the principle of the development further.

6.1.4 By way of background, it was identified that the proposal complies with BLP Policy LG2 in that the location in Urban Barnsley is the main priority area for growth. Furthermore, the site is in Barnsley Town Centre which is where the majority of new town centre development will be directed towards in order fulfil its sub-regional role and to enhance its vitality and viability (Policy TC1 Town centres). The development would be in accordance with those aims supporting the liveliness and economic strength of Barnsley Town Centre. In addition, it would lead to the provision of community facilities in accordance with policy I2 'Educational and Community Facilities' and result in the recycling of previously developed land contributing towards the aims of Policy CC1.

6.1.5 The proposed development was therefore considered acceptable in all aspects associated with the principle of development/land use planning policy considerations.

6.2 Assessment of the Reserved Matters

6.2.1 This section considers the proposed development in relation to both national and local planning policy and demonstrates that there are no material planning reasons to justify the refusal of this application.



6.2.2 As previously noted, the principle of development has already been established and approved through the outline consent, in addition to the access arrangements. The matters reserved for the determination within this application submission are therefore:

- Layout, design and external appearance of the proposed development.
- Scale of building(s)
- Landscaping

The Layout, Design and External Appearance of the Proposed Development

6.2.3 As previously discussed, the layout proposed is considered to broadly reflect the approved illustrative masterplan which formed part of the outline consent, and therefore satisfies parts of the requirements of Condition 19; this position of which has been accepted by the LPA during the pre-application discussions.

6.2.4 Generally, the layout consists of a large, central core activity area for uses such as skateboarding and BMXing, demarcated by a green buffer to the east, between the activity area and Harborough Hill Road, with a social core area and parkour area to the south, with the southernmost aspect of the site featuring a wildlife area. The layout has been designed to accommodate active travel throughout the site and consists of suitable legibility for both pedestrian and cycle users, with links through the Activity Park from Harborough Hill Road, Schwabisch Gmund Way, Mottram Street and Mottram Way.

6.2.5 The final iteration of the layout proposed with this submission has been subject to several changes, as per LPA advice, and is considered to demonstrate a legible, permeable, and well-designed area which can accommodate several activity areas and provide sufficient space for planting and screening and movement throughout, whilst having no impact on residential amenity, particularly with regard to the properties on the southern edge of Mottram Street.

6.2.6 Notably, the design and external appearance of the proposals have been changed in line with LPA feedback during the pre-application discussions. In addition to the primary elements of development highlighted above, the scheme has been designed to accommodate the use of various hard and soft landscaping treatments, with varying colours and materials to reduce any issues associated with the creation of large areas of hardstanding. Whilst it must be accepted that the use of a concrete surface is required for HGV access through the site, the revised design integrates a turning head to facilitate HGV reversing whilst also forming a pedestrian plaza or surface suitable for skating or cycling activities, with movable street furniture, planters and picnic sets.

6.2.7 The layout, design and external appearance of the proposed development, and the rationale behind the proposals, are illustrated in the following submitted drawings/ documents:

- BALU-BBA-YAP-XX-DR-L-1012 Landscape Masterplan P02
- BALU-BBA-YAP-XX-RP-L-2001_DAS-P01
- BALU-BBA-YAP-ZZ-DR-L-4001 GA Site Sections AA, BB and CC-P01
- BALU-BBA-YAP-ZZ-DR-L-4002 GA Site Sections DD, EE and FF-P01
- BALU-BBA-YAP-ZZ-DR-L-4003 Sitewide Long Sections GG and HH-P01



- 6.2.8 Overall, it is considered that the proposed layout would contribute to place-making and be of a high quality which helps transform the character and physical environment and contribute to a healthy, safe and sustainable environment. It would provide an accessible and inclusive environment for the users of the activity park and provides a clear and obvious connection to the surrounding street and pedestrian network. The layout would function well and contribute demonstrably towards the overall quality of the area over the lifetime of the development, of which the design and external appearance presents a scheme which displays quality through its composition, proportions and arrangements of materials, colours and details, which fundamentally creates a high-quality public realm enhancement.
- 6.2.9 It is therefore considered that the layout of the scheme would accord with the provisions of Local Plan Policy GD1 and D1, in addition to the relevant provisions contained within Paragraph 135 of the National Planning Policy Framework. The details provided are considered to be sufficient to enable the approval of the respective reserved matters.

The Scale of the Buildings

- 6.2.10 Due to the nature of the development, most of the building operations undertaken primarily relate to engineering operations associated with the provision of the surfacing, accesses and activity zones. There are no demonstrable structures on site that would have any issues regarding massing and scale, of which most works are ground level and below (with the exception of the pump track, any boundary treatments, CCTV, lighting, and the infrastructure to be located on the parkour area).
- 6.2.11 To demonstrate the scale of the building operations, and to accord with the provisions of Condition 20 from the outline consent, this application is supported by site sections which demonstrate existing ground levels, finished floor levels of all buildings and associated structures, footpath/cycle path levels and any proposed alterations to ground levels. These details are illustrated in the following drawings/ documents:
- P197-752-MPR-D External Lighting Rev D
 - BALU-BBA-YAP-XX-RP-L-2001_DAS-P01
 - BALU-BBA-YAP-ZZ-DR-L-4001 GA Site Sections AA, BB and CC-P01
 - BALU-BBA-YAP-ZZ-DR-L-4002 GA Site Sections DD, EE and FF-P01
 - BALU-BBA-YAP-ZZ-DR-L-4003 Sitewide Long Sections GG and HH-P01
- 6.2.12 Overall, much of the finished proposal would be below existing ground level with no buildings or structures that would result in any massing or design concerns, particularly considering the context of the proposed development and surrounding area. It is therefore considered that the level of information provided is proportionate to demonstrate the scale of the proposed building operations.

Landscaping

- 6.2.13 The proposed scheme consists of a variety of both hard and soft landscaping treatments. The landscaping proposals are illustrated in the following submitted drawings/ documents:
- BALU-BBA-YAP-XX-RP-L-2001_DAS-P01
 - BALU-BBA-YAP-ZZ-DR-L-4001 GA Site Sections AA, BB and CC-P01



- BALU-BBA-YAP-ZZ-DR-L-4002 GA Site Sections DD, EE and FF-P01
- BALU-BBA-YAP-ZZ-DR-L-4003 Sitewide Long Sections GG and HH-P01

6.2.14 Namely, it is considered that the hard landscaping elements have been discussed in the above sections in a proportionate level of detail. However, with regards to the soft landscaping strategy, the following is of relevance:

- The strategy will feature strategically placed native plants and tall canopy trees to enhance visibility and create stunning views. Surrounding the boundaries, native hedges offer both privacy and elegance.
- All Category A and most Category B existing trees will be retained and incorporated into the scheme.
- SUDS (Sustainable Urban Drainage System) friendly low-height herbaceous ground cover has been incorporated, ensuring that the landscape is not only visually appealing but also environmentally conscious and sustainable.
- Soft landscaped areas, namely consist of:
 - Sports-graded amenity grass
 - Natural grassland/ wildflower
 - Structural shrub planting
- Fenced wildlife area with native biodiversity-rich planting, proposed trees and native species-rich hedgerow, and a tree buffer to shield the park from Harborough Hill Road and adjacent properties.

6.2.15 Notably, referring again to NPPF Paragraph 135, the national policy position clearly states that Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, whilst also being sympathetic to local character and history, including the surrounding built environment and landscape setting.

6.2.16 Furthermore, the Adopted Barnsley Local plan asserts in Policy GD1 that proposals for development will be approved if, inter-alia, they include landscaping to provide a high-quality setting for buildings, incorporating existing landscape features and ensuring plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect, and improve the character of the local landscape. This is also echoed in Policy D1.

6.2.17 Overall, it is therefore considered that the layout of the scheme would accord with the provisions of Local Plan Policy GD1 and D1, in addition to the relevant provisions contained within Paragraph 135 of the National Planning Policy Framework, of which the details provided are sufficient to enable the approval of the respective reserved matter for landscaping.



7.0 Conclusion

- 7.1.1 This Planning Statement has been produced by Urbana on behalf of Barnsley Metropolitan Borough Council ("BMBC") in support of a Reserved Matters application for the formation of an Activity Park on Land off Schwabisch Gmund Way, Barnsley, S71 1AY.
- 7.1.2 A hybrid planning application (ref: 2022/0434) seeking a) full planning permission for the erection of a two storey Youth Zone building with floodlit kick pitch on the roof, roof top plant, service yard with bin store, minibuses and blue badge parking and associated landscaping; and b) Outline permission for the erection of a club house café and the formation of an associated activity park (all matters reserved apart from means of access) was approved by BMBC on 01st March 2023.
- 7.1.3 The current application seeks approval for the reserved matters of scale, appearance, layout and landscape, of which this Statement has robustly considered the parameters of the outline consent, including the relevant planning policies and other material considerations, and the respective planning conditions, specifically planning conditions 17 – 20 from the 2022/0434 consent.
- 7.1.4 It is our considered opinion that the scheme is of a high quality and helps transform the character and physical environment of an underutilised and dilapidated area of land. It would provide an accessible and inclusive environment for the users of the activity park and provides a clear and obvious connection to the surrounding street and pedestrian network, contributing to a healthy, safe and sustainable environment.
- 7.1.5 The layout would function well and contribute demonstrably towards the overall quality of the area over the lifetime of the development, of which the design and external appearance of the scheme displays quality through its composition, proportions and arrangements of materials, colours, and details, which fundamentally creates a high-quality public realm enhancement.
- 7.1.6 Much of the finished proposal would be below existing ground level with no buildings or structures that would result in any massing or design concerns, particularly considering the context of the proposed development and surrounding area, of which the landscaping proposals presented would incorporate existing landscape features and ensure that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect, and improve the character of the local landscape.
- 7.1.7 In summary, it is concluded that the details submitted alongside this Statement and application submission demonstrate that the scheme would be compliant with both local and national planning policy and are adequate to enable the approval of the reserved matters application, particularly considering the lengthy and detailed pre-application discussions undertaken to arrive at the design presented as part of this application.
- 7.1.8 It is therefore respectfully requested that this application for approval of reserved matters be approved without delay.

