**CONSULTATION RESPONSE: COUNTRYSIDE AND ENVIRONMENT LANDSCAPE**

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| To / I: | Operational Manager Development & Building Control |  | From / Oddi Wrth: | Landscape,Countryside Services |
| FAO | Sarah flower | Officer: | Jonathan Green |
| Date / Dyddiad: | 4th December 2023 |  | Tel / Ffôn: | 07912292617 |
| Your Ref / Eich Cyf: | 2023/00051/HYB |  | My Ref / Fy Cyf: |  |
| App no. | 2023/00051/HYB |
| Location | No. 1 Dock and the Mole, Neptune Road, Barry Waterfront, Barry |
| Proposal | The proposals for the site are the subject of a hybrid application and are made up of five distinct, but complementary, components as follows: 1. Outline planning permission is sought for the creation of a new 400-berth marina with floating pontoons within the No. 1 Dock at Barry Waterfront. 2. Full planning permission is sought for engineering works to raise the existing ground levels of the Mole site to a minimum of 9.00m AOD in order to- mitigate against potential future flood risk. 3. On the eastern part of the site outline planning permission is sought for the development of a marina office building which will include facilities for visitors/ members and a restaurant. 4. Adjacent to the marina building outline planning permission is sought for an incubator workspace building comprising offices, smart innovation space, break-out space and a café. 5. On the western part of the site outline planning permission is sought for residential development comprising townhouses and apartments. The application also proposes ancillary development including access, parking, landscaping and public open space and other associated infrastructure |

With reference to the documents submitted in support of the above application I would make the following comments:

1. **Design and Access Statement**
2. Whilst the general arrangement of the development makes best use of the sun path for the open space on the south side of the Mole, I am concerned that little regard has been paid to the very exposed nature of the site and the wind microclimate. The prevailing SW winds are funnelled between Barry Island and the mainland at this point, with the orientation of the buildings creating squares these could create very windy conditions in the open space which will need mitigation at detailed design stage to allow both low and high level soft landscape to mitigate the wind and provide sheltered environments within the open spaces.
	1. It will be important to create a strong wind screen of vegetation in the open space at the eastern end clos y Rheilffordd to help mitigate the impact of wind on the development.
3. Green infrastructure parameters –
	1. Are the housing squares with shared gardens considered private spaces or public? If private, they shouldn’t form part of the public open space provision calculation for the development as they will not be accessible by the public.
	2. It is important that the publicly accessible open spaces link across the mole from the south side to the North.
4. SAB strategy – states discharge will be at unattenuated rates, however there may be biodiversity benefits in attenuating some of the discharge to maintain damp/wetland areas within the proposed rain gardens and swales. There may also be opportunities for the surface water drainage to be used to create temporary water features during wet weather to enhance the design and biodiversity of the open space and demonstrate the techniques that can be used to manage water.
5. **General Layout of the site –**
6. Footpaths/circulation
	1. whilst this might duplicate the linear boardwalk the open space could incorporate a linear route linking the play spaces and structures allowing kids to explore the open spaces whilst parents walk along the boardwalk, will also help separate cyclists from random movements of children increasing safety. I note this is reflected in the Access and movement plan but not indicated in the masterplan.
	2. As detailed designs progress further thought should be given to pedestrian movement between the shared surface streets and the southern linear open space.
	3. Further thought and clarification required on the link between cycleway on northern side and Boardwalk with cycleway on southern side. Currently boardwalk cycleway shown passing through seating area at end of Mole, whilst not in itself a n issue will require careful design to manage flows and potential conflicts.
7. Structure Planting/Native Whip planting -will need to compartmentalise the spaces more than shown on the current masterplan to help manage the microclimate and create a sense of progression through the linear open space,
8. I note the potential conflict between car parking space and the open space as referenced in the Vectos report dated 4th August 2023
9. **Play provision**
10. Master plan appears to show several play structures distributed along the southern open space. Rather than isolated formal play areas/features as currently shown these could be a play trail linked to each other through the spaces during the detailed design phase linked by a path network as mentioned in 2a) above.
11. Great opportunity to incorporate nautical themes to the play area features and provide play sculpture and sculptured landform into the open space to provide both play opportunities and public art that is an active part of the enjoyment of the space rather than purely a visual amenity. Both the play and Public art conditions could reflect this.
12. **Soft landscaping**

Insufficient detail at this stage to comment in full, see notes above about structure planting to manage microclimate in spaces. Species selection should maximise biodiversity, be suitable for an exposed coastal location and support pollinators. Consideration of inclusion of species rich grassland mixtures rather than ryegrass monocultures should be given.

A landscaping condition will be required.

1. **Hard Landscaping**

Insufficient detail to comment at this stage.

1. **Drainage Strategy**

Note comments in 1.c) above about attenuation used to create enhanced biodiversity within the raingardens and swales associated with the development. Detailed proposals for the raingardens will be required that demonstrate that the proposed tree planting suggested by the masterplan is achievable.

There is some suggestion on the masterplans of ponds, but these aren’t identified as such on the masterplan or parameter plans and aren’t shown in the outline drainage strategy.

The drainage strategy identifies the private garden areas as basins, details of how these will work and provide useable private space for the residents as identified in the DAS will be required.

There may be opportunity to utilise the shallow basin and swales shown around the main square as part of an exciting design for the whole open space rather than just individual features in and running around the eastern and northern perimeter adjacent the buildings.

Opportunities to incorporate play features in the rain gardens within the linear open in the form of stepping stones, balance walls etc as part of the informal pedestrian connection identified on the land use parameters plan.

Opportunity to incorporate green roofs and roof gardens as part of the water management strategy and increase biodiversity providing habitat similar to coastal cliff/headland habitats in the wider area.

1. **Trees**
2. Proposed Trees
3. Confirm the Root Available Soil Volume (RASV) for all the proposed trees, particularly those planted within hard landscaped areas, A condition requiring the following Target minimum RASV’s is required:

• **30m³** for individually planted large-medium trees.

• **20m³** per large-medium tree when planted as a group of two or more with

shared RASV.

• **10m³** for individually planted small trees of approximately 6m height and 3m

diameter branch spread after 25 years.

• **5m³** per small tree when planted as a group of two or more with shared RASV.

1. Tree species need to be suitable for an exposed coastal location.
2. **Ecology**

Support the views expressed in the ecology consultee response and would emphasise the need to biodiverse planting and habitat creation as part of the detailed landscape and drainage strategy proposals. There is an opportunity for roof gardens to enhance biodiversity as part of the water management system which provide habitat similar to that found in the nearby coastal cliffs.