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<th>Case Number</th>
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<td>Application Address</td>
<td>Jubilee Gardens</td>
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L.B. Lambeth LA 100019338 2005
## Location
Jubilee Gardens Belvedere Road London

### Ward
Bishops

### Proposal
Laying out of new gardens comprising comprehensive hard and soft landscaping (including new seating, lighting and pathways), tree planting, re-grading of the topography and the relocation of the International Brigades Memorial; including removal of existing hard surfaces, retaining walls, concrete bollards, floodlights and other fixed structures to facilitate the re-landscaping. (Town Planning and Conservation Area Consent applications).

### Application Type
Full Planning Permission

### Application No
10/03614/FUL/DC_JWO/17711

### Applicant
South Bank Employers Group/Southbank Centre

### Agent
Mr Richard Hesketh: Quod
33 Cavendish Square
London
W1G 0PW

### Date Valid
14 October 2010

### Considerations
- Conservation Area CA38 : South Bank Conservation Area
- Environment Agency Flood Zone (Dec 2006) Environment Agency Flood Zone 2 _ Or 3 - Call Planning Dept
- Local Plan Area Waterloo UDP Area
- Tunnel Safeguarding line Tunnel Safeguarding Line
- Metropolitan Open Land Metropolitan Open Land
- Strat View - Westminster Pier to St Paul Strategic Viewing Corridor - Westminster Pier To St Pauls
- Thames Policy Area Thames Policy Area
- Waterloo Visitor Management Area Waterloo Visitor Management Area

### Approved Plans
- T100.103.D.pl.02a – REV C; T100.103.D.pl.02b – REV C; T100.103.D.pl.02c – REV C; T100.103.D.pl.03 – REV C; T100.103.D.pl.04 – REV C; T100.103.D.pl.05 – REV C; T100.103.D.pl.06 – REV C; T100.103.D.pl.07 – REV C; T100.103.D.pl.08 – REV B; T100.103.D.pl.09 – REV C; T100.103.D.pl.10 – REV B; T100.103.D.se.01 – REV C; Management Strategy ; Events Strategy

### Recommendation
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<tr>
<th>Recommendation</th>
<th>GRANT PLANNING PERMISSION AND CONSERVATION AREA CONSENT</th>
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2
OFFICERS REPORT

1. SUMMARY OF ISSUES

1.1 Whether the development is acceptable development within Public Open Space and Metropolitan Open Land

1.2 The impact of the re-landscaping upon the form and functioning of the surrounding urban context.

1.3 Whether the proposed re-landscaping preserves or enhances the character and appearance of the South Bank Conservation Area, and any impact upon listed buildings

1.4 Any amenity issues arising from the proposed re-landscaping.

1.5 Crime prevention, security and Management of the site.

1.6 The acceptability of the Tree Strategy.

1.7 Any transport or highways issues

2. SITE DESCRIPTION AND SURROUNDING AREA

2.1 The site and subject of this planning and conservation area consent application, Jubilee Gardens, is located in the centre of Waterloo’s South Bank. The 1.6 hectare site forms a roughly rectangular and largely featureless area of open space. The park fronts the River Thames and Riverside Walk immediately to its west, with the Hungerford Car Park to the north, Belvedere Road to the east, and a paved area known as the ‘Eye Strip’ to the south.

2.2 Jubilee Gardens was first laid out as a riverside park in 1977 to commemorate the Queens Silver Jubilee and included what is currently the Hungerford Car Park to the north and the paved ‘Eye Strip’ to the south (both of which are classified as Metropolitan Open Land). This application covers the current 1.6 hectare open space which forms a roughly rectangular and largely featureless area of open space between these two sites.

2.3 The park is predominately grassed and level in gradient. A pathway dissect the space, running diagonally from the south-western corner close to the London eye to Belvedere road to the east. A small play area lies to the south of the pathway. There are 12 trees currently within the park in locations towards the south eastern corner and the north boundary. Much of the grassed areas, particularly around the periphery and pathway are in a poor state with bare earth exposed.

2.4 The site lies in the heart of the South Bank and the surrounding townscape consists of a multitude of uses and built forms, with residential, offices, areas of open space and large post-war cultural institutions;
Immediately to the north lies the Hungerford Car Park, accessed from Belvedere Road. Hungerford Car Park is designated as Metropolitan Land. To the north of the Car Park is the Charing Cross railway viaduct and beyond this is the listed Grade I Royal Festival Hall.

Belvedere Road runs to the east of the site. Across the road and towards the south east lies the residential building of County Hall North block, which faces Chicheley Street. Across Belvedere Road to the east lies the Shell Centre.

Immediately to the south is a paved strip of land is known as the ‘Eye Strip’, used primarily as a pedestrian thoroughfare between Belvedere Road and London Eye and the riverside walk. Further south, across a service road lies the Grade II* listed County Hall building.

Immediately to the west lies Riverside Walk which fronts the river Thames. Across the Riverside Walk and to the south west of the site lies the London Eye, along with its supporting columns and associated servicing and access structures.

Within the wider area, Waterloo Station is situated further east along York Road, with the cultural institutions of the Hayward Gallery, Queen Elizabeth Hall, Royal Festival Hall, and National Theatre all accessed to the north via the Riverside Walk or Belvedere Road and Upper Ground.

The site is within the South Bank Conservation Area, and is designated as Public Open Space and Metropolitan Open Land.

The site is situated within the Central Activities Zone, the Waterloo Opportunity Area Planning Framework (WOAPF) and the Waterloo Visitor Management Area.

The site is within a highly accessible location with a PTAL rating of 6b. The site is within walking distance Waterloo Station where a wide range of public transport services are available, including London Underground Services (Bakerloo, Northern, Waterloo and City and Jubilee Lines). National rail services from Waterloo Station provide overland connections to South London and beyond.

Pedestrian accessibility to the site is excellent with numerous routes surrounding the site providing connections to the nearby public transport options.

The site is situated within an Archaeological Priority Area.

**PLANNING HISTORY AND CONTEXT OF THE APPLICATION**

The area known as Jubilee Gardens was first identified as such in the Greater London Plan of 1944 and used as a part of the 1951 festival of Britain. After the festival the site was cleared and used as a car park.

The original Jubilee Gardens was laid out in 1977 to commemorate the Queens Jubilee of that year. The gardens were used as a construction site during the building of the Jubilee line extension in the 1990s and little was left of the original landscaping. The only improvement since has been the laying out of the playground and re-turfing in 2004.
3.3 During this time there have been various other minor applications for works and temporary uses that have also been granted.

3.4 A Jubilee Gardens steering group was established in 2002 to co ordinate and draw up plans for new gardens. This lead to planning permission and conservation area consent being granted in 2006 with the following description:

Laying out of new gardens, comprising comprehensive hard and soft landscaping; tree planting, provision of an elevated pathway and subterranean plant/store, provision for children’s play area and a designated area for temporary events, the raising of the topography and the creation of boundary walls on all sides, and the relocation of the international Brigades Memorial. 05/03931/FUL

Removal of existing hard surfaces, retaining walls, concrete bollards, floodlights and other fixed structures; and relocation of the International Brigades’ Memorial to facilitate the Jubilee Gardens Improvement works. 05/03957/CON

3.5 Due to funding constraints and restrictive covenants the above permission was never implemented.

4.0 SCHEME DETAILS

4.1 Conservation area consent and planning permission is sought for a scheme that would comprehensively re-landscape the existing open space, providing (amongst other things) hard landscaping including seating, lighting, pathways that would cut across the site creating routes broadly from east to west and a children’s playground, and soft landscaping including re-grading of the site to create undulating surfaces with lawns, and the planting of a variety of trees.

4.2 The existing hard surfaces, retaining walls, concrete bollards and other fixtures would be removed in order to facilitate the re-landscaping.

4.3 The topography of the park, which is predominately level in gradient, would be re-shaped by the addition of soil. The result would be a gently undulating surface that would rise and fall at a gradient not exceeding 4°, forming a landscape of shallow hollows and hillocks.

4.4 The subsurface and surface soil would be replaced with a 300mm layer of organic topsoil above an average 500m of inert subsoil.

4.5 The proposed grassed areas would be covered in a soft, high quality and durable turf. A series of flowerbeds would be integrated into the grassed areas bordering the pathways, and would feature seasonal flora that the applicant states would be maintained to Royal Parks Standard.

4.6 Of the 12 existing trees on the site, six would be removed with the remaining six retained. A total of 68 trees are proposed to be planted across the site. The proposed species include English Oak, Pin Oak, Common Beach, Bald Cyprus, Sweetgum and Large Leaf Linden.

4.7 The park would be dissected by pathways that would cut across the site in a meandering manner creating two routes broadly from east to west, connecting
the Riverside Walk with Belvedere Road. There would be two entrances on Belvedere Road and two entrances on the Riverside Walk, and the pathways would converge with each other at two points forming a loop around a large central landscaped area which would contain the majority of the soft landscaping.

4.8 Within the park the boundary of the paths would consist of pre-cast concrete capping. Due to the undulating nature of the park sections of the capping would be raised (to a maximum height of 500mm) to form seating whilst other sections would be flush to enable people to access the grassed areas.

4.9 The existing children’s play area would be re-provided in an area of equal size to the south of the park with access from a pathway and the equipment re-installed.

4.10 The treatment of the periphery of the park would be of the following; to the north at the interface with Hungerford Car Park the existing stairs, wall structure and openings would be retained and made good so as any future extension of the park could be integrated into the proposals. At Belvedere Road the existing low retaining walls would be replaced and brought forwards to be realigned along the property boundary. At the south to London Eye and the ‘Eye Strip’ a 750mm granite retaining wall is proposed. To the west to the Queens Walk the boundary would be a low retaining wall.

4.11 The International Brigades memorial would be re-sited within the gardens. The memorial would be located to the south of the gardens in a visible location close to a path. The flagpole to the north-west corner of the site and its associated circular paving would be retained. A time capsule would be repositioned due to the increase in surface level, whilst the original Silver Jubilee plaque would be preserved.

4.12 Bollards would be positioned at the two entrances on Belvedere Road. Within the park lighting would be mounted on posts at locations following the pedestrian routes. At certain of these locations CCTV cameras would be mounted.

4.13 The applicant states that whilst funding is in place for the above works, there is the possibility that additional funding for the proposals could be secured in the future. Whilst this funding is not certain, if it were to be secured certain of the items described above would be able to be upgraded to a higher specification. These items are described by the applicant as substitute and deferred items. If funding for these items is secured some of these upgrades would not be installed until after the 2012 Olympic Games. From hereon these items are known as deferred items and are set out below:

- Paths: The hard wearing outer sections would be upgraded to granite sets. The inner section of the loop path would be upgraded to a higher quality material that would be determined near the time and as a result of a further study.
- Lighting posts: the high quality posts proposed would be upgraded to custom built lamp posts of a curving organic form described by the applicant as ‘bulbous onion’ poles. It is noted that these were a feature of the scheme approved in 2006.
Edges: Elements of the seating edge along the Queen’s Walk would be upgraded to a pre-cast capping raised to a level to allow seating, which would match the finishing of path edges within the park.

Playground: New upgraded equipment would be installed.

Trees: A further 29 trees would be planted, increasing the total on site from 68 to 97. These are proposed to be of the same six varieties as the remaining 68.

Flowerbeds: Two additional areas of flowerbeds would be proposed, totalling an additional 230m² of planting. These would also contain seasonal flora and be maintained to a royal parks standard.

Benches: In addition to the seating incorporated in the path edges eleven benches would be installed to provide additional seating capacity.

4.14 Management and events strategies have been submitted with the application. These documents set out the ongoing management and events strategy for the park. The management of the gardens would be the responsibility of the Jubilee Gardens Trust, and would include (inter alia) maintenance, security, lighting and waste. The events strategy outlines how the Jubilee Gardens Trust would manage cultural events in the park and sets out a ‘Jubilee Gardens Cultural Policy’ which establishes a framework within which to manage events.

5.0 CONSULTATION

5.1 Consultation on the application was carried out from 20 October 2010. Four site notices were erected in the vicinity of the site on 25 October 2010. The application was advertised in the Lambeth Life on 27 October 2010.

5.2 Letters of notification were sent out to the MP for Lambeth North and local ward Councillors.

5.3 Letters of notification were sent out to the following statutory bodies and external consultees, the responses of which to the consultation are as follows:

- **English Heritage:**

- **English Heritage Archaeology:**

  *Having given the matter very careful consideration, on balance it does not appear likely that this scheme would affect archaeology.*

  *It is recommended that any requirement for pre- or post-determination archaeological assessment/ evaluation of the above site can therefore be waived.*

- **CABE:** No response

- **Greater London Authority:**

  *The application is not one classed as strategic by The Town and Country Planning (Mayor of London) Order 2008. We therefore will not be commenting on this application.*

- **Transport for London:**

  *TfL does not believe the proposal would have an unacceptable impact on the Transport for London Road Network (TLRN).*

- **Environment Agency:** No response
London Fire Brigade:- No response

London Underground: -
We ask that the following informative is added to any planning permission granted:
To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan policy 3C.4 and ‘Land for Transport Functions’ Supplementary Planning Guidance

The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation; construction methods; security; boundary treatment; safety barriers; landscaping and lighting

Metropolitan Police:- No response

Network Rail:-
Town Planning SE has no comment to make.

20th Century Society: - No response

City of Westminster: - No response

International Brigade Memorial Trust:-
We have been fully consulted by the South Bank Employers Group/Southbank Centre consortium on the redevelopment of Jubilee Gardens and the consequential re-siting of the memorial. We approve the plans in general terms that have been submitted, though we have indicated to the consortium that we would like three minor modifications:

1/ the re-orientation of the memorial so that it aligns with the path in front of it rather than the buildings behind it;
2/ the removal of the line of lighter paving that divides the path from the recess in which the memorial is sited;
3/ the extension of the raised seating on the edge of the path to run around the sides and back of the memorial.

We have been told that (1) and (2) will be modified in accordance with our wishes and that (3) will be considered and implemented subject to financial implications.

Waterloo Community Development Group: -
WCDG supports this application. These plans have been presented at 2 public consultations held by WCDG and at the South Bank forum. Although a more extensive plan had been hoped for it is generally agreed that this plan is the best possible with the available funding.

Association of Waterloo Groups: -
The Association Of Waterloo Groups would like to support the plan for Jubilee Gardens where people can sit and enjoy the gardens

Kennington Oval & Vauxhall Forum: - No response
Lambeth Estates Residents Association:- No response
Waterloo Quarter Business Area:- No response
Kennington Association:- No response
Ashmole Tenants Association:- No response
Coin Street Community Builders:- No response
Hatch Row Housing Co-operative:- No response
Lambeth Towers And Lambeth Road TA:- No response
Matheson Lang Munroe Tenants Association:- No response
Pearman Street Residents Association:- No response
Stamford Aquinas And Climsland House Residents Association:- No response
South Bank Board:- No response
South Bank Management Company Ltd:- No response
Whitehouse Residents And Owners Association:- No response

5.2 Internal Consultations

Transport:-

Trip Generation
The South Bank and its attractions draw a huge number of visitors to the vicinity of Jubilee Gardens and one of the aims of this scheme is to provide a high quality public space for these visitors to use. Transport do not consider that Jubilee Gardens in its own right will generate any significant number of visitors to the area with most visits being made as part of an existing trip, such as to the London Eye.

Highway Status
Jubilee Gardens and its paths will not be adopted as public highway.

Highway Alterations
It does not appear from the plans that there would be any requirement of alterations to the highway but a relevant informative should be added to any permission in the event that any works are required.

Recommendation
Transport does not raise any objection to the proposals.
Jubilee Gardens and its MOL/Open Space status. Also, as there are no changes to the boundary of the MOL we are satisfied this proposal is acceptable from a policy viewpoint.

- Conservation and Urban Design:-
  There are many positive aspects to the scheme which overall will result in a high quality environment which with enhanced user experience that will attract a number of different users to this space.

  The repositioning of the International Brigade Memorial is considered acceptable.

  In general, the scheme offers an improved open space which will contribute positively to the South Bank Conservation Area (CA38) and as such I have no objections to the scheme.

- Regulatory Services (Noise):-
  No comment

- Regulatory Services (Licensing):-
  The application has no licensing implications.

- Parks and Open Space:-
  Recommendation: SUPPORT subject to comments and conditions below.

  Reasons: The phased redevelopment of Jubilee Gardens, as detailed in the application documents, provides a series of appropriate and sustainable measures to improve the horticultural, landscape and ecological value of this important site.

  Proposals to incorporate a number of features into the development, such as areas of turf, wildflower beds and additional trees, are welcome and will significantly enhance the visual, ecological and recreational value of the site. Proposals appear appropriate in terms of scale, location, specification and function, although further information and detailed specifications, would need to be provided as subsequent conditions for discharge, to ensure the final designs, specifications and maintenance programmes are achievable and sustainable.

  Condition 1 (Soft and Hard Landscaping):

  “No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a detailed scheme of soft and hard landscaping for the application site. The soft landscaping scheme should detail the design, selection and planting of trees, turf/grass and flower beds, along with relevant management and maintenance schedules. The hard landscaping scheme should detail the design, selection and installation of all materials and other ‘hard’ items, along with relevant management and maintenance schedules.

  The soft landscaping scheme should aim to include measures to promote and improve biodiversity, such as the use of native species typical of locality and ground conditions. Opportunities to enhance the ecological value of Jubilee Gardens, and enhance the overall horticultural, ecological and amenity value of local area, which is part of an existing Area of Deficiency for Access to Nature,
without entailing excessive cost and ensuring ease of ongoing maintenance, should be identified and included in all proposals.”

Condition 2 (Tree Removal/Replacement and Addition):

“Prior to commencement of any works on site, detailed proposals for the replacement of any trees to be felled and removed on site shall be submitted to and approved in writing by the Local Planning Authority; the same applies to all new trees to be planted on the application site. Proposals should specify the species, ages and size of new and replacement trees, along with an appropriate planting specification and maintenance schedule. Where alternative compensatory measures are proposed or necessary as a result of any phased works or unforeseen constraints, e.g. additional landscape planting (hedges, shrubs or ground cover) these should be clearly specified and included in the landscaping and planting proposals described in Condition 1 above”.

Arboricultural Officer:-

The proposal to enhance Jubilee Gardens includes the planting of a significant number of new trees. These trees range in size from 20 cm girth to 100 cm girth and will be located as free standing specimen trees within the open space and also in small clusters to provide a varied visual impact.

The proposed planting lay-out is shown in Figure 6.11 of the Design & Access Statement, it is considered a suitable design in landscape terms and takes account of the already existing trees along Queen’s Walk and the London Eye Walkway that are both established landscape features.

The larger species that have been chosen are traditional in nature (Oak, Lime etc) and have a good tolerance of the urban environment where rooting and establishment conditions can be unpredictable and hostile.

The 6 no. different species to be planted are listed in Table 6.1 as contained in section 6.5.7 (Tree Planting Quantities) of the Design and Access Statement.

The landscape merits of each species are contained in paragraph 6.5 of the Design & Access Statement. All of the trees chosen have recognised visual qualities and bio-diversity value and have been planted elsewhere in and around London, most notably in the Royal Parks, with a generally high percentage of success.

I note that the proposal involves the removal of 6 no. existing trees. Having visited the site, I confirm that these trees as identified on Figure 6.3 of the Design & Access Statement are poor specimens and contribute little to the visual amenity of the open space. I therefore have no objection to their removal.

The 6 no. existing trees that are to be retained (as shown on the above drawing) will require protection during site works so that they are not damaged during the construction stage.

Given that the scheme will involve the planting of 68 mainly early mature trees (and the further planting of 29), I would suggest that the planting / establishment phase is controlled by a suitable condition, whereby a specific
planting methodology is followed, and that the Tree Protection Plan that has already been submitted is implemented by condition.

In order that the initial planting phase is successful and that those existing trees to be retained as part of the development are not damaged during site operations, please attach Tree Protection conditions:

- Arts Officer:-
  This will be passed to the Events team to comment on as they would be best placed to respond.

- Events team:-
  We would suggest that a Lambeth council officer from Adults’ and Community Services as well as a politician be appointed to the Jubilee Gardens Trust Board when it is formed. Ideally an officer represented from Cultural Services (Events and Arts) would be included to allow input into the planned cultural event calendar.

- Implementation: - No response received

- Secure by Design: -

Due to the location and the very high numbers of people using the space, I recommend that the new garden fulfils the design principles and requirements of the “Secured by Design” accreditation scheme and complies with the guidance requirements within the following planning policy documents.


My Community Safety recommendations are as follows: -

1. The gardens are privately owned so their management and ongoing maintenance will be the responsibility of the management trust. I note the outline management strategy and security strategy in this application but it may be suitable to require further details by condition to ensure ongoing sustainability and effective mitigation of local crime risks.

2. Extensive landscaping is to be undertaken including the introduction of graduated banks to create a sense of place and allow for seating / sunbathing. However, I recommend that the landscaping, placement of shrubs and hedges should enable a clear field of vision around the site. This is an especially important consideration for parents monitoring young children at peak times when high numbers of visitors are using the gardens. Landscaping (including phased elements) may be suitable for condition.

3. The mature growth heights of trees and crown heights must be placed to ensure effective surveillance and site lines to ensure they do not become a problem later on. Placement and ongoing maintenance of trees (including phased elements) may be suitable for condition.

4. That the Play-space be required to comply with the requirements of the “Secured by Design/ Play-spaces” accreditation scheme. Please condition.

5. Lighting should adhere to BS 5489 white light is preferred for areas where CCTV is used and elsewhere high pressure sodium is acceptable.
Lighting engineer should be consulted to provide a well designed scheme. This should be in vandal resistant housings providing even light with no shadows or voids and minimal light pollution. A minimum uniformity rating of 25% and above with a colour rendition index rating of 60 and white light where CCTV is used is desirable. Please condition for lux plan & uniformity details to be provided.

6. The use of a good quality CCTV system at the entrance / exits / pinch points and other vulnerable areas such as the “play-space”, is suggested to provide identification value images of people visiting. The lighting and CCTV must compliment each other and images be capable of use within the criminal justice system and comply with Data Protection requirements. This may be suitable to condition to require a detailed plan of the proposed system and its capabilities.

7. It is essential that this design discourages large groups such as street drinkers or rough sleepers from gathering. The benches and seating provided must actively discourage people from lying down on the seats provided and this may be achieved by placing arm rests along the benches. Details of phased elements such as public art and additional seating may be suitable for condition.

5.3 At the time of writing, 6 responses from local addresses have been received as a result of the consultation exercise:

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<tr>
<td>Number of letters sent</td>
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<tr>
<td>Replies registering objection</td>
<td>0</td>
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<tr>
<td>Responses registering support</td>
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5.4 The following comments have been received

- Small remnants of the Silver Jubilee structures need to be retained as part of historic palimpsest/ interest.
- Development, or not, of the 'car park' next door will have a big impact - how has that been factored in - what is happening?
- No info is provided on visitor numbers existing/ proposed
- Is the park to be a distinct 'green' area (i.e. largely fenced from Embankment) or together part of the overall visitor package - the embankment East from Westminster Bridge has become very 'Tacky' - with loads of tourist stuff.
- I would have thought THE sustainable solution was to build a quality design new cafe/bar in centre of space for drinks/ice-cream/ snacks.
- Events strategy is obscure
- There is a clear physical/ visitor use link between the new park and Eye & adjoining Embankment, but this does not seem to have been reflected in the current design or management?
- A new play area is to be welcomed - but for what age group, and for who - tourists/ locals - what are needs/issues - can the maintenance be afforded...
The current one is a disgrace, I went recently with a Toddler, there was poor equipment, broken glass & needles ... we came away quick. Luckily Festival Hall now providing an indoor safe 'play-area' for Mums & little ones

- Future Man & Maintenance of this site with the visitor numbers it attracts is, per Sq M, likely to be very high

- In landscape terms, the spread of sub-soil from Jubilee Line works will need to be removed off site - as nothing will thrive in it, and replaced where needed, with quality top-soil. All grass areas with the expected wear from tourists will need to be of goal mouth spec for implementation and maintenance.

6.0 POLICY CONTEXT

6.1 Planning Policy Statement 1 (PPS1) sets out the Government's policy to provide for sustainable development through the planning system. PPS1 provides that planning authorities should:

- "promote urban and rural regeneration to improve the wellbeing of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities..." (para 27(ii)); and

- "provide improved access for all to jobs, health, education, shops, leisure and community facilities, open space, sport and recreation, by ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car..."

6.2 PPS1 further states, “Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.... Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted." (para. 33 and 34).

6.3 PPS5 sets out the approach local planning authorities are to take when determining whether to grant planning permission or other consents for proposals that affect the significance of a heritage asset (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas). PPS5 (HE.7.1) advises that in decision making, local planning authorities should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the proposal.

6.4 When considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset (HE10.1).

6.5 The London Plan is the Mayor’s spatial strategy, which seeks to accommodate significant growth in ways that respect and improve London’s diverse heritage while delivering a sustainable World City. It proposes to achieve this through sensitive intensification of development in locations well served by public transport.
6.6 The London Plan provides the strategic policy for London. Relevant policies in the London Plan include:

- Policy 2A.1 Sustainability criteria
- Policy 2A.2 Opportunity Areas
- Policy 2A.5 Town Centres
- Policy 3A.15 Protection and enhancement of social infrastructure and community facilities.
- Policy 3B.10 Tourism Industry
- Policy 3C.22 Parking Strategy
- Policy 3D.10 Metropolitan Open Land
- Policy 4B.1 Design principles for a compact city
- Policy 4B.7 Respect local context and communities
- Policy 4B.10 London’s built heritage
- Policy 4B.11 Heritage conservation
- Policy 4B.12 Historic conservation-led regeneration
- Policy 4B.16-17 Views

6.7 The Waterloo Opportunity Area Planning Framework (Waterloo OAPF) (CD7/3) was published by the Mayor in October 2007 and is Mayoral guidance supplementary to the London Plan. It is a material planning consideration for planning applications of a strategic scale and making decisions on the wider planning and development of Waterloo.

6.8 Relevant policies saved beyond the 5 August 2010 from the Unitary Development Plan (UDP):

- Policy 1 The Vision for Lambeth
- Policy 3 The Central London Activities Zone
- Policy 4 Town Centres and Community Regeneration
- Policy 6 Development of Brownfield sites
- Policy 7 Protection of Residential Amenity
- Policy 9 Transport Impact
- Policy 10 Walking and Cycling
- Policy 14 Parking and Traffic restraint
- Policy 31 Streets, character and layout
- Policy 32 Community Safety/Designing Out Crime
- Policy 35 Sustainable Design and Construction
- Policy 38 Design in existing Residential/Mixed Use areas
- Policy 39 Streetscape, Landscape and Public Realm Design
- Policy 41 Views
- Policy 43 The River Thames Policy Area – Urban Design
- Policy 45 Listed Buildings
- Policy 47 Conservation Areas
- Policy 50 Open Space and Sports Facilities
- Policy 52 Protection and Enhancement of the Natural Environment
- Policy 79 Waterloo Development Framework
- Policy 81 Urban Design and the Character of Waterloo
- Policy 84 Jubilee Gardens/Hungerford Car Park

6.9 The Waterloo Area Supplementary Planning Document is a material consideration that was adopted in June 2009. The document encourages regeneration of Waterloo whilst protecting its built heritage and that of its
surroundings, and enhancing the role of Waterloo as a world-renowned cultural destination.

6.10 The Lambeth Core Strategy was submitted to the Secretary of State for examination in March 2010. The Core Strategy is still subject to change and has little weight until it has been through the examination process. As such the UDP is still the principle document for determining planning applications.

7.0 PLANNING CONSIDERATIONS

7.1 Land Use

7.1.1 The application proposes comprehensive re-landscaping of the park to form a high quality environment. No buildings are proposed, and all structures would be related to the functioning of the open space. The total area of the park would be slightly increased due to the extension of the park to the boundary of the land on Belvedere Road. The site is situated within the Central Activities Zone, the Waterloo Opportunity Area Planning Framework (WOAPF) and the Waterloo Visitor Management Area. The gardens are classed as both open space and Metropolitan Open Land.

7.1.2 Saved UDP Policy 3 sets out that activities that contribute to London’s role as a World Capital City, which includes activities supporting the use and enjoyment of the River Thames, will be promoted.

7.1.3 Saved Policy 50 requires that the Council will protect open space within the borough from inappropriate built development. London Plan Policy 3D.10 states that appropriate development should minimise any adverse impact on the open character of MOL through sensitive design. Taking into account that the development seeks to enhance Jubilee Gardens, the application is considered to be in accordance with these policies and also with saved UDP Policy 84 which sets out that Jubilee Gardens should be protected and improved as Public Open space and Metropolitan Open Land.

7.1.4 UDP Policy 79 sets out that development in the Waterloo Development Framework Area should contribute to the regeneration of the area and should, *inter alia*, maximise opportunities to enhance the public realm.

7.1.5 UDP Policy 84 sets out that the improvement of Jubilee Gardens with exemplary landscape design proposals should be achieved to provide a world class park and open realm. How the proposals achieve this is discussed in section 7.2.

7.1.6 The Waterloo Area SPD gives guidance for the Jubilee Gardens and Hungerford Car Park site. Although the guidance is specifically tailored for the redevelopment of the Hungerford Car Park site as open space, it also states that Jubilee Gardens should be upgraded with exemplary landscape proposals to provide a world class park.

7.1.7 The north boundary of the proposed park would remain unchanged, which would allow any possible expansion of the park to be integrated with the proposals, in line with the provisions of the Waterloo SPD.
7.1.8 Taking the above into account, in land use terms the proposed improvements to the park are acceptable and in accordance with national, regional and local policy.

7.2 Design and Heritage Considerations

Conservation Area Considerations; Loss of features within a Conservation Area

7.2.1 The existing gardens are a largely featureless area of open space with a sparse covering of trees and a children’s play area. Although listed in the South Bank conservation area statement as an open space which makes a contribution to the character of the conservation area, it is described as being ‘Now unfortunately rather shabby’.

7.2.2 Whilst the above may be the case, there are nevertheless features of interest and importance within the park; the International Brigades Memorial; The flag pole; the time capsule and the plaque. The flagpole, plaque and time capsule would be retained and made good. The International Brigades Monument would be moved from its current location to a prominent position to the south of the gardens close to a path. The plans submitted indicate that the monument would be located to be in line with the building line of County Hall with the result that it would sit at a slightly off set angle to that of the path of which it would be accessed from. A letter has been received from the International Brigades Association requesting that the memorial is re-orientated so that it aligns with the path rather than County Hall, proposed paving is modified and raised seating is integrated to the sides of the memorial. Officers consider that these amendments would further help to integrate the memorial into its surroundings and suggest an appropriate condition to secure them. The applicant has agreed to these changes.

7.2.3 Officers do no object to the loss of the proposed features within the park (the cement path, playground railings, lamp posts and retaining walls) provided that the elements of interest and importance are retained, and all remaining areas are upgraded and improved through a high quality landscaping scheme befitting of the parks iconic location.

7.2.4 Whilst the existing largely bare open space allows views of the listed County Hall, the London Eye and other features within the South Bank Conservation Area such as the Shell Centre, it is of a relatively poor quality in comparison and does little to complement or enhance their setting. Indeed, representations received indicate a perception that the current space detracts from the character of the location. The high quality landscaping proposed would be a considerable improvement over the existing situation and the result would ensure that the gardens are of a quality that its location deserves. Taking the above into account it is considered that the proposals would complement the setting of the nearby listed buildings and features of the South Bank Conservation Area, in line with the objectives of UDP Policies 45 and 47.

Design approach

7.2.5 The applicant states that the concept behind the design is to transform the gardens into a world-class park for London reflecting the application site’s location opposite the Houses of Parliament and next to the London Eye, Shell Centre and Southbank Centre. Such an approach is consistent with the
objectives of UDP Policy 84 and the Waterloo SPD which set out that an exemplary design in this location should achieve a world class park.

7.2.6 In comparison to the existing space, the area would be wholly transformed. Where currently the park is a largely flat and featureless open space, the proposals would alter its character through the introduction of a substantial number of trees situated on an undulating grass surface interspersed with flowerbeds and intersected by a series of meandering paths that cut across the site. Seating, lamp posts and the re-provided playspace would add to this landscape.

7.2.7 The result would be that the currently largely bare park with an open aspect would have its character altered to become a more enclosed and sheltered space. This would be in part achieved by the covering of trees, which in time would grow to form a connected canopy overhead in certain places. Views out of and across the park would also be reduced from the current situation, where currently the open nature of the space allows this.

7.2.8 Nevertheless, the planting and gradients would not be to the extent that the area would appear to be cluttered or crowded, and the simple and consistent palate of planting and materials would aid in creating a coherent landscape with a clear distinct character akin to many established landscaped city parks. Officers support such an overall approach to the treatment of Jubilee Gardens and consider that this would result in a much improved and high quality environment, in line with the objectives of saved UDP Policies 39, 84 and the Waterloo SPD.

7.2.9 The existing park currently experiences a high level of pedestrian footfall, predominately from people following the path that runs from Belvedere Road to the London Eye, as this forms the predominant ‘desire line’ (being the shortest routes between points of entry and interest). Individuals also cut across the park on an informal basis between Belvedere Road and the Riverside Walk. Due to the number of pedestrians using these routes, much of the grass in areas has worn down to reveal bare earth below.

7.2.10 The proposed park would be dissected by pathways that would cut across the site in a meandering manner creating two routes broadly from east to west, connecting the Queens Walk with Belvedere Road. There would be two entrances on Belvedere Road and two entrances on Queens Walk, and the pathways would converge with each other at two points forming a loop around a large central area.

7.2.11 Officers note that whilst many London parks have pathways that are linear in nature and follow natural ‘desire lines’ that form the shortest routes between points of entry and interest, for this application the proposed paths are meandering, and do not follow the natural desire lines that can be identified from the Queens Walk to Belvedere Road and between the proposed entrances.

7.2.12 In instances such as the above, and particularly when used by large numbers of pedestrians, there could be the potential for people deviating from the paths in order to follow these shortest routes, which could consequently have implications in terms of wear and tear on the lawns. However for the proposals, at locations throughout the park where this could potentially occur, the path edges would be raised with integrated seating, and at other areas
flower beds are proposed. Officers consider that this is a logical approach which discourages wear of the lawns whilst also striking the correct balance that would still allow people to deviate from the paths and access to the lawns for recreational purposes.

7.2.13 One of the few benefits that the existing gardens offers is that its featureless expanse allows individuals to use the area for recreational purposes. This is mostly the case during the summer months, the Thames Festival and New Years Eve when often large numbers of people use the space. Whilst the proposed landscaping would reduce the overall availability of completely open areas, there nevertheless would be many open areas within the park which people could use for recreational purposes. The central area of the park in particular with the looped path around it would be largely open with the thinnest covering of trees. This area would likely become the focal area of the park and would be a versatile and attractive space. Seating opportunities would be integrated into the raised edges of the paths, with additional seating proposed as a deferred item. The play area would be re-provided at a convenient location. Officers consider that the proposed park would present an attractive and versatile open space which would provide for a wide range of informal recreational activities and ensure that it would become a well used and active area of open space.

7.2.14 The proposed boundary treatment with Belvedere Road, involving replacing and realigning the retaining wall and integrating the two proposed entrances would ensure that the park visually presents itself in an open manner to the highway. Along the riverside walk, the boundary treatment would also ensure that pedestrians would be able to access the park, whilst additional seating is proposed as a deferred item. At the London Eye and Eye Strip boundary, the 750mm high granite wall with integrated bollards would be of a high quality. To the north, the boundary treatment with Hungerford Car Park would be unchanged, which is acceptable as this would allow any possible expansion of the park to be integrated with the proposals.

7.2.15 The proposed materials and finishing for the park are considered to be of a suitably high quality and durability for the proposed use. The paths would be formed of two different hard wearing materials. The paths outer sections would be upgraded to granite sets, with the inner sections also upgraded as one of the deferred items. The precise details would be approved by condition to ensure the highest standard. ‘Off the peg’ lighting posts are proposed, some of which would also house CCTV units. The proposed designs for these units are considered to be of a high quality. The deferred, ‘bulbous onion’ bespoke lighting poles which would replace these posts are similarly of a high standard befitting of the location, and a condition is attached regarding these items. The existing play equipment which is of a good standard would be re-utilised in the relocated play area, ensuring that adequate play provision continues. The proposed upgraded play equipment as a deferred item is welcomed, and would be secured by way of condition. A condition is attached to ensure that samples of the path edges, being formed of pre-cast concrete capping are provided to ensure that they are of a high quality. All of the above materials, are covered by condition. A separate condition deals with all of the proposed ‘deferred items’, so that samples can be provided and approved at a later time if funding becomes available. Notwithstanding this, the park would nevertheless be of an extremely high standard without the deferred items included.

7.3 Residential Amenity
7.3.1 The nearest residential units are located in the North Block of the County Hall building on Chicheley Street. Hotel rooms are also located facing Jubilee Gardens in the main County Hall building.

7.3.2 It is not considered that the landscaping of the park would result in any issues of noise or disturbance for local residents. The management of the park would control any events for which the appropriate permission and licences would be needed from the Council.

7.4 Trees

7.4.1 There are currently 12 trees on the site. Of these six would be removed with the remaining six retained. The Councils Arboricultural Officer has visited the site and confirms that the trees that would be removed are poor specimens and contribute little to the visual amenity of the open space, and has no objection to their removal. The six remaining trees on the site that would be retained would require protection during site works and a condition is recommended to ensure that no damage would occur during the construction.

7.4.2 Across the site, a total of 68 trees are proposed, rising to 97 if the deferred items are to be implemented. These trees range in size from 20 cm girth to 100 cm girth and would be located as free standing specimen trees within the open space and also in small clusters to provide a varied visual impact.

7.4.3 Six different tree species are proposed; English Oak, Pin Oak, Common Beach, Bald Cypress, Sweetgum and Large Leaf Linden. The proposed species type would provide a good variety of specimens. All of the trees chosen have recognised visual qualities and bio-diversity value and have been planted elsewhere in and around London, most notably in the Royal Parks, with a generally high percentage of success. The larger species that have been chosen are traditional in nature (Oak, Lime and Beech) and have a good tolerance of the urban environment where rooting and establishment conditions can be unpredictable and hostile.

7.4.4 The proposed planting lay-out is considered a suitable design in landscape terms and takes account of the already existing trees along the Queen's Walk and the London Eye Walkway that are both established landscape features.

7.4.5 It is acknowledged that the existing soil state of Jubilee Gardens is not of a particularly high quality and would be unsuitable to provide an adequate growing environment. As such, the application proposes to remove the clay like material and import good quality subsoil and top soil, along with any decontamination measures. A 300mm (average) layer of organic topsoil would be provided above a 500m (average) of inert subsoil. The topsoil layer would provide a source of nutrients, drainage, and structural stability. The principal functions of the subsoil layer would be to provide a stable rooting environment and anchorage for the trees, to act as a reservoir of water, whilst at the same time ensuring surplus water can percolate freely from the overlying topsoil layer.

7.4.6 The Council’s Arboricultural Officer supports the proposed planting methodology, and conditions are attached to the recommendation dealing with
existing tree protection, planting methodology, soil preparation, site supervision and ongoing maintenance.

7.5 **Crime prevention and Management**

**Management**

7.5.1 A management and events strategy have been submitted with the application. These documents set out the ongoing management and events strategy for the park. The management strategy sets out that the management of the gardens would be the responsibility of the 'Jubilee Gardens Trust', which take the role on completion of the gardens. The trust will manage the gardens through funding from the Shell s106, London Eye s106 and the South Bank Centre. The management would comprise:

- Gardening
- Facilities Management
- Materials Maintenance
- Playground Maintenance
- Lighting Maintenance
- CCTV Operation and Maintenance
- Cleaning and waste disposal
- Vandalism Control
- Security Measures

7.5.2 The above would be achieved by a full time staff presence. CCTV will be monitored from the London Eye Security Control Room, whilst the South Bank Patrol Service would regularly patrol the gardens. Waste would be collected and processed at the Southbank Centre Compactor which the applicant states has sufficient capacity for this extra obligation.

7.5.3 The events strategy outlines how the Jubilee Gardens Trust would manage cultural events in the park and sets out a ‘Jubilee Gardens Cultural Policy’ which establishes a framework within which to manage cultural events. The policy also sets out certain criteria which cultural events should comply with. All events would have to comply with a premises licence issued by the Council.

7.5.4 It should be noted that the Council's Events team have requested that a Lambeth council officer from Adults' and Community Services as well as a politician be appointed to the Jubilee Gardens Trust Board when it is formed. At the time of writing this request has been put to the applicant but no response has been received as of yet.

**Crime**

7.5.5 Policy 32 of the UDP seeks to ensure that proposed developments enhance community safety and do not create opportunities for crime or result in an increase in the risk of public disorder.

7.5.6 The South Bank experiences a number of security issues such as rough sleeping and vandalism. Jubilee Gardens is, and will be, a visible and public space that attracts a lot of visitors that by virtue of its use could present opportunities for crime.
7.5.7 Whilst the landscaping would introduce a variety of forms into the space such as trees, gentle mounding and seating, it would nevertheless be an open and active space, with sightlines being largely maintained. As set out above, the proposed lighting and CCTV, together with the proposed management strategy would ensure that the space would have a good level of surveillance to minimise any opportunities for nuisance or crime.

7.5.8 Conditions are attached dealing with lighting, any CCTV measures, and counter terrorism measures to ensure that the proposals would not create opportunities for crime and are in accordance with UDP Policy 32

7.6 Transport

7.6.1 The site is within a highly accessible location with a PTAL rating of 6b. The site is within walking distance of Waterloo Station where a wide range of public transport services are available, including London Underground Services (Bakerloo, Northern, Waterloo and City and Jubilee Lines). National rail services from Waterloo Station provide overland connections to South London and beyond. Pedestrian accessibility to the site is excellent with numerous routes surrounding the site providing connections to the nearby public transport options. Numerous bus services also serve the area.

Trip Generation

7.6.2 The South Bank and its attractions draw a huge number of visitors to the vicinity of Jubilee Gardens and one of the aims of this scheme is to provide a high quality public space for these visitors to use. Transport officers do not consider that Jubilee Gardens in its own right would generate any significant number of visitors to the area with most visits being made as part of an existing trip, such as to the London Eye.

Highway Status

7.6.3 Jubilee Gardens and its paths would not be adopted as public highway.

Highway Alterations

7.6.4 It does not appear from the plans that there would be any requirement of alterations to the highway but a relevant informative should be added to any permission in the event that any works are required.

Transport Recommendation

7.6.5 Transport does not raise any objection to the proposals.

8. CONCLUSION

8.1 The existing gardens are of a poor quality that does not fulfil its potential with regards to its contribution to the surrounding townscape. The proposed design and layout of Jubilee Gardens would result in a much improved and high quality environment, in line with the objectives of saved UDP Policies 39, 84 and the Waterloo SPD. The approach of landscaping the park into a high quality open environment is a suitable proposal for this area of designated Metropolitan Open Land and Public Open Space.
8.2 Officers consider that the proposed park would present an attractive and versatile open space which would provide for a wide range of informal recreational activities and ensure that it would become a well used and active area of open space. The simple and consistent palate of planting and high quality materials would aid in creating a coherent landscape with a clear distinct character akin to many established landscaped city parks.

8.3 There would be no undue impact upon residential amenity, whilst the proposed management structure would ensure that the park is maintained to a high standard whilst opportunities for crime and anti social behaviour would be minimised. There would be no issues with regards to the surrounding highways network. Officers recommend granting planning permission and conservation area consent subject to appropriate conditions.

9. Recommendation

9.1 It is recommended that planning permission and conservation area consent are granted subject to the following conditions:

Conditions

Application A; Planning Permission; 10/03614/FUL Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: T100.103.D.pl.02a – REV C; T100.103.D.pl.02b – REV C; T100.103.D.pl.02c – REV C; T100.103.D.pl.03 – REV C; T100.103.D.pl.04 – REV C; T100.103.D.pl.05 – REV C; T100.103.D.pl.06 – REV C; T100.103.D.pl.07 – REV C; T100.103.D.pl.08 – REV B; T100.103.D.pl.09 – REV C; T100.103.D.pl.10 – REV B; T100.103.D.se.01 – REV C.
Reason: To ensure that the development is implemented in accordance with the approved plans.

3. Prior to the commencement of the relevant works, samples of all proposed exterior materials and hard surface finishes shall be submitted to and approved in writing by the Local Planning Authority. These shall include details of pathways, path boundaries, any seating, bins, lamp posts, signage, boundary treatment, including boundary to the play area and any other ancillary features associated with the use of the park. The approved details shall be implemented and retained thereafter unless replaced by any materials approved pursuant to condition 4.
Reason: To ensure that the proposed hard landscaping features are of a high quality and for consistent treatment of the public realm. (Saved Policies 33 and 39 of the adopted Unitary Development Plan (2007) refer.)

4. Prior to the commencement of the relevant works, details including samples of the following ‘substitute items and deferred elements’ shall be submitted to and
approved in writing by the Local Planning Authority; Pathways, lighting posts, park edges, playground equipment and benches. The approved details shall be implemented and retained thereafter.
Reason: To ensure that the proposed hard landscaping features are of a high quality and for consistent treatment of the public realm. (Saved Policies 33 and 39 of the adopted Unitary Development Plan (2007) refer.)

5. Full measures to mitigate against terrorism shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Metropolitan Police. Such measures shall be implemented, retained and maintained for the duration of the use.
Reason: In the interests of community safety and designing out crime and in accordance with the provisions of UDP policies saved beyond 5th August 2010 Policy 32.

6. Prior to commencement of the relevant works, full details of the lighting of the park including lux levels (to adhere to BS 5489) shall be submitted to and approved in writing by the Local Planning Authority. The lighting is to be provided in accordance with the approved details and maintained and retained thereafter.
Reason: In the interests of the visual amenity of the locality and the conservation area, and to safeguard community safety (Saved Policies 32, 45 and 47 of the Adopted Unitary Development Plan).

7. Prior to the commencement of the relevant works, detailed drawings shall be submitted to and approved by the Local Planning Authority detailing the re-orientation of the International Brigades memorial relocation to be in line with the proposed path, modified paving and seating (if funding permits) to be integrated into the landscaping around the memorial. The development shall be implemented in accordance with the approved drawings and retained thereafter unless otherwise agreed by the Local Planning Authority.
Reason: To ensure that the International Brigaded Memorial is fully integrated into the fabric of the park, in accordance the provisions of Saved UDP Policies 39 and 47.

8. The management of the park, including, gardening, facilities management, materials maintenance, playground maintenance, lighting maintenance, CCTV operation and maintenance, cleaning and waste disposal, vandalism Control, and security measures shall be carried out in line with the proposals set out in the approved Management and Events Strategies and shall be retained for the duration of the use unless otherwise approved in writing by the Local Planning Authority.
Reason: To ensure the space is maintained and managed in an appropriate manner, in accordance with saved UDP Policies 7, 32 and 39.

9. No trees other than those shown to be removed on the Approved Plan Drwg No. Figure 6.3 (Existing trees retained / removed) as contained in the Design & Access Statement dated 14/10/10 shall be felled, pruned, uprooted, damaged or otherwise disturbed without the prior written agreement of the Local Planning Authority.
Reason: To ensure the retention of, and avoid damage to, the retained trees on or adjacent to the site that represent an important visual amenity to the locality and wider area in accordance with Policy 39 of the Lambeth Unitary Development Plan (2007).

10 All tree protection measures as outlined on the Approved Plan Drwg No. 6.10 (Tree Protection Plan) and the Tree Protection Plan Method Statement contained in Section 6.3 of Design & Access Statement dated 14/10/10 shall be implemented
before the commencement of the relevant works. The tree protection measures shall remain in place for the duration of the construction of the development, and only be dismantled or removed following the written agreement of the Local Planning Authority. Reason: To ensure the retention of, and avoid damage to, the retained trees on or adjacent to the site that represent an important visual amenity to the locality, and the wider surrounding area in accordance with Policy 39 of the Council's Unitary Development Plan (2007).

11. All tree planting and soil preparation shall be carried out in accordance with the Planting Method Statement as contained in Section 6.6 of the Design & Access Statement dated 14/10/10 and in accordance with BS4428:1989 Code of Practice for General Landscape Operations, and in line with current Horticultural best practice. Reason: To ensure the retention of, and avoid damage to, the retained trees on or adjacent to the site that represent an important visual amenity to the locality, and the wider surrounding area in accordance with Policy 39 of the Council's Unitary Development Plan (2007).

12. Prior to the commencement of the relevant works, details of all Arboricultural Site Supervision shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in strict accordance with the approved details. Reason: To ensure the retention of, and avoid damage to, the retained trees on or adjacent to the site that represent an important visual amenity to the locality, and the wider surrounding area in accordance with Policy 39 of the Council's Unitary Development Plan (2007).

13. Prior to the commencement of the relevant works, a detailed scheme of soft landscaping for the application site should be submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme should detail the design, selection and planting of turf/grass and flower beds, along with relevant management and maintenance schedules. Reason: To ensure the space is landscaped in an appropriate manner, in accordance with saved UDP Policy and 39.

Application B; Conservation Area Consent; 10/03683/CON

1. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this decision notice. Reason: To comply with the requirements of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. No demolition of any structures on the site shall take place until a contract(s) for construction of the replacement structures has been presented to and approved in writing by the Local Planning Authority and planning permission has been granted for redevelopment for which the contract provides. Reason: In accordance with the provisions of saved UDP Policy 47 and PPS5

Notes to Applicants:

1. The mature growth heights of trees and crown heights must be placed to
ensure effective surveillance and site lines to ensure they do not become a problem later on. Placement and ongoing maintenance of trees (including phased elements) may be suitable for condition.

2. The replacement play-space should comply with the requirements of the “Secured by Design/Play-spaces” accreditation scheme.

3. All new lighting should adhere to BS 5489. White light is preferred for areas where CCTV is used and elsewhere high pressure sodium is acceptable. A Lighting engineer should be consulted to provide a well designed scheme. This should be in vandal resistant housings providing even light with no shadows or voids and minimal light pollution. A minimum uniformity rating of 25% and above with a colour rendition index rating of 60 and white light where CCTV is used is desirable.

4. The use of a good quality CCTV system at the entrance/exits/pinch points and other vulnerable areas such as the “play-space”, is suggested to provide identification value images of people visiting. The lighting and CCTV should compliment each other and images be capable of use within the criminal justice system and comply with Data Protection requirements.

5. The benches should actively discourage people from lying down on the seats. This may be achieved by placing arm rests along the benches.