

REFERENCE: RECON 25/0152

PROPOSAL: RESERVED MATTERS APPLICATION RELATING TO LAYOUT, SCALE, APPEARANCE, ACCESS AND LANDSCAPING FOR RESIDENTIAL DEVELOPMENT AT PHASE4E/4G

SITE: Glan Llyn Development Site Phase 4E/4G

APPLICATION TYPE: Reserved Matters

CASE OFFICER: Geraint Roberts

RECOMMENDATION: NO OBJECTION – but note concerns

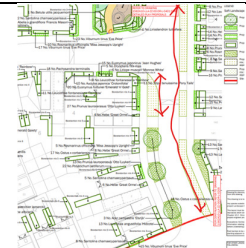
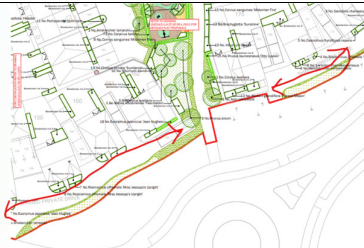
Comments:

There have again been further revisions to the soft landscape suite of plans by Liz Lake Associates, planting plans 1-7 are revision P12 [previous comments were on rev 10].

The three concerns below were highlighted in April, these have still not been addressed or responded to and so are reiterated with extracts from the updated P12 planting plans:

1. Lack of tree planting within SuDS swales

As per my previous comments, the road corridors highlighted below have no tree planting within the SuDS swales which will result in poor views dominated by a two-dimensional landscape of grass and hard surfaces. Swales are not a constraint to tree planting and proposals should be revised.

 Lack of tree planting – planting plan 2 of 7 including opposite the bridging point across central lake is a focal point	 Lack of tree planting – planting plan 3 of 7
 Lack of tree planting – planting plan 4 of 7	 Lack of tree planting – planting plan 6 of 7

2. The southern boundary

As per my previous comments the revised layout continues to provide no room for either street tree or structural hedge planting, with elevations set back only around 2m from the back of footpath and a similar design layout shown on Bellway Phase 4H to the south this will create a poorly designed residential corridor.

3. Landscape management

As per my previous comments, the landscape management plan by Liz Lake Associates dates back to February 2025 and so does not incorporate the planted bio-retention areas or highway swales; the attached plans are also out of date. The management plan requires updating in particular as the above ground SuDS elements are so extensive.

In addition note that the planting approach is very ornamental and planting in public areas will not be very robust, this will require a high level of input and expertise from the soft landscape maintenance team.