

*The site struggles to accommodate 6 dwellings and as a result there is no room for meaningful structural landscape areas at the plot frontages where it would help soften the slightly elevated building mass particularly of plots 1-3.*

The site is constrained by levels and existing trees. Considerations have also had to be made for the woodland to the west and the existing dwellings to the south and east.

Given the viability position of the site (for which evidence and information has been submitted to the Council for consideration), the accommodation on the site has been developed in order to ensure that the site is developed as sustainably as possible. The density of the site is also influenced by the brownfield nature of the majority of the site which supports the provision of much needed housing in the area, which is supported through national and local policies.

*Previous applications showed crib wall sections at an overbearing height to the rear of plots 2 and 3 (similar to the proposed house ridge height). For this application, this has been reduced to a more human scale of max 3m height but it is not clear how this change has been achieved – there is a significant discrepancy from previous applications as shown below.*

A new section of topographical information was prepared as a result of the pre-application dialogue previously undertaken. This found that incorrect levels had been used for the initial plans. This error was therefore corrected on the plans submitted as part of this application.

*Management responsibility for the crib wall, wall planting, planting between wall top and fence line, and the top level safety fence to protect against the drop are not clearly set out.*

Management for the crib lock wall (and any planting outside of the garden areas) will be subject to the individual maintenance of the owners of Plots 1 – 4, where the crib lock is located. It is suggested that a maintenance plan outlining these boundaries can be submitted as part of a suitably worded condition – if this is considered to be necessary.

*Hard surfacing is only shown on the outline drainage plan by WL Squared. All parking areas to the frontages are proposed for 'grasscrete or equivalent surface' – I have not seen this approach for an intensively developed residential scheme and would have concerns: for example the ease of use for all users; the success of grass cover given likely frequent use of parking areas.*

This is noted – this has been included to increase the ability of the site to use sustainable drainage methods as well as trying to avoid large areas of hard surfacing on the site, to improve the look and feel of the development. That said, the layout plan can be amended if this is not supported.

*I am still unclear on how the proposed timber fence would relate to the existing stone wall onto public access woodland beyond. A section to show the relationship between stone wall and fencing and photos of the existing boundary would be helpful as previously requested.*

Photographs of the current boundary wall are included below. As can be seen in these photos, sections of this have fallen into disrepair and some parts of the wall have weathered / eroded or even collapsed. As a result, the fence is proposed to be placed along the wall in order to protect the amenity and security of the future residents of the scheme.



*Wall along boundary of site (extent of section of wall visible shown)*

*Trees (T3, T4, T9 and T10) are within the ownership. Management objectives and responsibility for this area should be clear but this is not covered in the application.*

The maintenance of these trees will continue to be the responsibility of the owner of the land. It is not considered that any further details are needed to be submitted at this time.

*Plot 1 dwelling and front garden area will be in shade for part of the day – the tree shadows from an earlier 2023 layout should be translated onto the revised site plan. Appreciating that tree T4 is on lower ground, I have shown a quick overlay for the revised site plan, note that shade will still affect dwelling rooms and front garden planting.*

The details regarding tree shading is included within the AIA submitted with the application. This confirms that “Shade will affect plot 1 southern garden strip at mid-day but morning and afternoon sun will reach front and rear gardens. Tree is located at a much lower level so shade fall is greatly reduced to the site.” Therefore, the proximity of this tree is not considered to be an issue.

*A ‘Landscape Schematic’ by landscape architects Potterton Associates Ltd has been submitted. This is a site with challenging levels, however no levels are shown, the crib wall run and width [horizontal extent] is not shown, no planting for the crib wall is indicated. I am not convinced that the tree and scrub locations along the east boundary are deliverable as shown.*

An updated landscape scheme (with details of planting) has been included within this submission (Landscape Scheme May 2026). This is considered to have given further thought and detail to the various levels and crib lock wall as requested.

*As outlined at pre-application stage, the following detail is required at full planning:*

- any constraints to planting
- to include crib walling planting
- steep slopes and retaining structures clearly identified
- detailing plant species, size, density, location, seed mixes; SUDs planting; tree pit details

*- specification for ground preparation and planting: planting season; plant protection; watering of newly planted stock; mulching; specification of topsoil quality and depth.*

*I would strongly recommend the soft landscape is detailed at this full planning stage and not conditioned for the reasons given above in summary the landscape schematic is not deliverable given the site topography and extent of the retaining wall.*

The further landscape plan and further details contained within this are considered appropriate to give comfort of the proposed planting plans. All other information is requested to be conditioned as part of any permission.

As highlighted at pre-app, a soft landscape maintenance and management plan for five years is also required. This should cover new planting until established, crib wall planting, and site trees and green space area to the south. This could be conditioned.

Noted – and would agree that this could be conditioned.