

Landscape officer comments:

I have downloaded and read through the submitted DAS and reviewed the proposed site plan. There is no landscape specific drawing, although there is a brief section titled 'Landscaping and Trees' in the DAS.

Although this site is designated as Countryside, I accept that the character of the surrounding areas has changed notably in recent years. As a result, the site can no longer be described as semi-rural.

My comments that follow below focus on ensuring that the proposed development has a pleasant landscape setting, with robust structure planting along the boundaries.

I am assuming that all hard and soft landscape details will be conditioned, so at this stage I am concerned to have in place a sensibly designed and deliverable landscape layout.

My comments are:

a/ Please add a key to the plan of soft (planting) and hard/enclosure types.

b/ Reading through the DAS it states under 7.5 regarding the roadside buffer, **that the existing hedge will need to be removed** in order to create the required sight lines. This does not appear to be picked up on the site plan as it still notes the existing Hawthorn hedge along the frontage as retained.

The required site lines should be added to the site plan and the replacement hedge indicated. The DAS says 8 new trees are planted along the frontage but the site plan shows only 6. Please clarify.

c/ 4 new trees are shown planted within a retained Hawthorn hedge along the N boundary - how can these tree be planted without loss of hedging? Looking at streetview images, this hedge looks substantial and should be retained intact. The 4 trees should be relocated into the rear gardens. (Note - If for any reason this hedge has been removed, then the plan should indicate a new native mix hedge and the 4 trees planted in the same strip).

d/ Please indicate on plan the surfacing types and boundary enclosures.

e/ Some hedging or shrubs to be included in front of the houses in the small plant beds.

f/ What is the treatment within the ecology areas? Any wildflower grass? Are there log piles or a hibernaculum here?

g/ W boundary - trimming of existing Hawthorn hedge - specify min. height to avoid weakening the screening too far.

h/ Add hedgehog holes to CBF.

i/ Are there any on-site surface water retention measures? If so, please indicate these on plan to ensure no clashes with new trees.

j/ Please provide details of service corridors and drainage runs to ensure no new trees are lost due to clashes with services.

I hope these comments are helpful and I look forward to receiving a revised site plan in due course.