

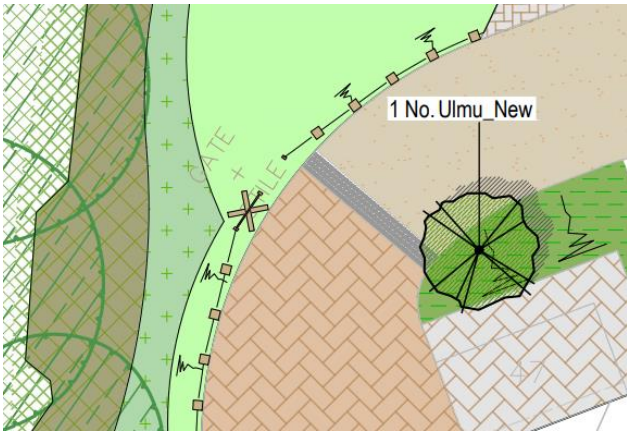
## Formal Response to Landscape Consultee Comments Dated 09.01.2025 – Planning Application ref. RM/24/98388

Following the submission of revised plans and documents in respect of the above application on the 13<sup>th</sup> of December, further comments have been received from the Council's Landscape Officer. This document sets out the applicant's response to these comments.

Firstly, it is considered that the latest iteration of the associated landscape plans/drawings are acceptable for the purposes of this reserved matters application and that the latest comments received are related to minor technical detail. This was agreed in a call between the applicant's landscape consultant and the Council's landscape Officer, following the first round of comments received dated 07.11.2024, and that there was no underlying fundamental objection to the scheme from a landscape perspective.

The table below sets out responses to each of the minor technical comments received on the 9<sup>th</sup> of January 2025:

| Comment                                                                                                                                                                                                          | Applicant's Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <b>Proposed Levels Layout Plan - Whole Site</b>                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>Types of retaining wall to be noted (i.e. brick, masonry, gabions etc) and if any protective barriers are required where drops over 600mm, these should be indicated.</i>                                     | The exact type and design of retaining wall cannot yet be concluded until the development reaches the technical detailed design phase. Full details will be provided via future conditions clearance tied to the RM permission, however, the proposal includes for: <ul style="list-style-type: none"> <li>- Retaining boundaries: Brick/Masonry</li> <li>- SuDS basin: Gabions</li> <li>- Gardens: Roll over &amp; sleeper steps where possible.</li> </ul> Bargate aim to design out any drops over 600mm. Full details in this respect of any protective barriers will be provided via future conditions clearance tied to the RM permission. |
| <i>Details of retaining wall indicated around SuD's basin to be provided - gabions preferred.</i><br><br><i>Please provide detail of gabion walls around SuD's including details of type of fill in baskets</i>  | Gabions are proposed around SuDS. This is also indicated on the revised drainage plan 203 rev F. Full details of the Gabions can be provided as part of condition clearance tied to the RM permission. This level of detail cannot yet be provided until the technical detailed design phase of the development has been reached.                                                                                                                                                                                                                                                                                                                |
| <b>Proposed Surfaces Finish Plans - sheet 1-3</b>                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>Size and colour of gravel in Golpla surface to be indicated plus detail of hoggin surface. Some hoggin material can appear very rough. A bound buff coloured gravel surface would be preferred to hoggin.</i> | This is a technical detail which can be submitted as part of a future condition's clearance tied to the RM permission.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>The combination of material colours on this site will be important. Please indicate on plan colours</i>                                                                                                       | The latest revised surfaces finish plans have been refined so that surface material changes across the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| by surfacing type, including type and colour of gravel to be used with Golpa gravel and hoggin surfaces.                                                                               | site are clearly distinguishable. Further detail on the exact types of each surface can be provided as part of future condition clearance tied to the RM permission if necessary.                                                                                                                         |
| For ease of reference, please clarify acronym's used on legend for kerbs.                                                                                                              | <ul style="list-style-type: none"> <li>- HB2 = Half Battered kerb 125mm x 255mm x 914mm;</li> <li>- BN = Bullnose Kerb 125mm x 255mm x 914mm;</li> <li>- EF Edging = Flat topped concrete edging 50mm x 150mm x 914mm; and</li> <li>- CS Flush Kerb = Square Chanel Kerb 150mm x 150mm x 914mm</li> </ul> |
| Edging detail for Hoggin path                                                                                                                                                          | This is a technical detail which can be provided as part of a future condition clearance tied to the RM permission.                                                                                                                                                                                       |
| Please provide hard landscape details for all surfacing types, especially Golpa and hoggin                                                                                             | This is a technical detail which can be provided as part of a future condition clearance tied to the RM permission.                                                                                                                                                                                       |
| Note on plan: No white lining to be used to delineate parking spaces.                                                                                                                  | Bargate Homes standard is to always use block paved edging to delineate parking spaces. A note could be added to a future hard landscaping detail plan, to be submitted as part of a future condition clearance tied to the RM permission.                                                                |
| Visitor bays and BCP's to be Golpa gravel surfacing for 'softer' effect adjacent POS.                                                                                                  | This cannot be accommodated. The user must be able to step out on to a hard surface.                                                                                                                                                                                                                      |
| Is a mown grass path to the LAP realistic? Grass is unlikely to grow under retained trees and path likely to quickly become a muddy track. Please consider alternative surfacing type. | A hoggin path is proposed from the footway. An alternative mown path route will be available.                                                                                                                                                                                                             |
| All mown grass paths appear to have been omitted. Is this correct?                                                                                                                     | Incorrect. Mown grass paths are still shown but on the landscape plans.                                                                                                                                                                                                                                   |
| <b>Boundary Treatments Plan</b>                                                                                                                                                        |                                                                                                                                                                                                                                                                                                           |
| Where there are longer stretches of post & rail fencing, are any gaps required to allow access into POS where obvious desire lines?                                                    | <p>The post and rail fence to the northern boundary has already been amended to show a gate/entrance for public access:</p>                                                                                           |
| The use of 1m high metal railings is limited and sporadic. Consider wider use in conjunction with                                                                                      | It is considered that this could be resolved as part of a detailed condition clearance tied to the RM permission, if it is considered to be necessary.                                                                                                                                                    |

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| <p>hedging shown on Terra Firma plans to define front garden defensible space.</p> <p>No significant change made seems logical for example to balance railings on Plot 19 opp. Side of road Plots 4/5?</p>                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                  |
| <p>Add notes on plan detailing existing boundary treatment types (for example, looking at the draft landscape plans there appears to be a metal fence (MF1) along the eastern boundary. Is this correct?). What is the existing boundary treatment around Westfield House?</p>                                                                                                                                                                                                                                              | <p>Proposed metal fencing to the east of site associated with proposed dwelling (Buzzard). Existing boundary to Westfield House is post and rail fencing:</p>  |
| <p>Plot 23 - extend railing S on other side of path for consistent effect.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>This is already incorporated into the latest revised boundary treatment and landscape plans.</p>                                                                                                                                              |
| <p>Hedgehog gaps in gravel boards of CBF?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>This is referenced within the latest version of the submitted ecology impact assessment at paragraph 5.11.2. This report can be conditioned to the RM permission.</p>                                                                         |
| <p>Will any fencing be required around LAP?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Yes. This is referenced in the s106 agreement and is a detail which can be conditioned to the RM permission as noted above.</p>                                                                                                               |
| <p><b>Terra Firma Landscape Plans</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                  |
| <p>Only 5 extra trees have been shown which is insufficient along this sensitive boundary to the PROW Use canopy species (e.g Oaks) not Birch and Hazel. There are other locations where additional trees can be included - please review and update.</p>                                                                                                                                                                                                                                                                   | <p>We are limited with regard to what we can do here within the Southern Water easement. Please see guidance: <a href="#">ds-tree-planting-guide-1_sc.pdf</a>. We are providing a clipped hedge here and many new trees across the site.</p>     |
| <p><b>Landscape Plan sheet 1</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                  |
| <p>Tree planting to soften views from the existing PROW, and to bolster vegetative cover within POS's, is important. At present there is virtually no new tree planting in the POS. Accepting there are locations where trees cannot be planted, due to easements and underground aquacell tanks, there are still many locations where tree planting is feasible. Please include a sensible number of new native trees, including canopy species where space allows (this comment applies across all 4 planting plans).</p> | <p>New trees have been planted wherever feasible. Additional trees in this location will cause issues/obstructions with the easements which takes up a significant proportion of this boundary.</p>                                              |
| <p>I am not clear what these 'white out areas' represent along the E &amp; W boundaries: (see images below). Are these areas of retained</p>                                                                                                                                                                                                                                                                                                                                                                                | <p>The white areas are areas of retained vegetation. For further accuracy this could be resolved with a disclaimer on the plans quoting exact locations to</p>                                                                                   |

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| <i>existing vegetation? Please clarify and add explanatory symbol/note to plan as required. It is helpful if the existing understorey vegetation is accurately shown as we can then assess how proposed and existing vegetation combine. See images below</i>                        | be finalised in the detailed design phase. This could be dealt with as part of a detail condition clearance tied to the RM permission.                                                                                                           |
| <i>Please introduce further clipped hedges on this sheet (extent of hedging more in line with sheet 2 &amp; 3). In places (such as front of Plot 38) include a clipped hedge and since the space behind is large enough, this could be mown grass not ornamental shrub planting.</i> | Clipped hedges have been added where they can. Plot 38 is banked so no hedge here.                                                                                                                                                               |
| <i>Hedging added welcomed but Plot 38 remains strange as large areas of shrubs - change to clipped edge with shrubs or some mown grass behind.</i>                                                                                                                                   | Plot 38 is banked so no hedge here.                                                                                                                                                                                                              |
| <i>Shrub/groundcover planting along sides/ends of parking bays - allow min. 400mm wide strip of mulch or shingle to allow for access to parked cars.</i><br><br><i>Planting will get trampled.</i>                                                                                   | It is considered that the shrubs as shown are ok and there is no need to amend. The parking bays shown have enough space and are beyond the width of typical parking space to allow for a step-out.                                              |
| <i>Please review boundary treatments plan and soften brick walls with climbers.</i>                                                                                                                                                                                                  | Climbers are proposed, particularly in the central green corridor. Examples of these have been shared previously. Further details can be secured via future conditions clearance if necessary.                                                   |
| <i>r/o Plots 48 &amp; 49 - to assist tree establishment by reducing brick wall footings, allow for timber fence panels to triangular area between walls? Tree species here to be proven to thrive in limited rooting zone (Carpinus or Field Maple spp.)</i>                         | We can't make this area bigger – this has retaining walls so cannot be changed to CBF. Please note there will be tree pit details provided as part of detailed condition clearance tied to the RM permission showing how this will and can work. |
| <i>tree likely to fail is BW retained. At least change species</i>                                                                                                                                                                                                                   | As above.                                                                                                                                                                                                                                        |
| <i>Acer campestre front of Plot 49 - this tree seems a bit close to the new house for this vigorous tree?</i>                                                                                                                                                                        | This has been changed from 1 No.Acer_camp to 1 No.Prun-avium 'Plena' as shown on latest plans submitted.                                                                                                                                         |
| <i>Design out ends of planting beds, such as below, to avoid narrow corners where planting will struggle due to haunching. Red line - suggested re-jig. Please check all sheets. See image 3 below</i>                                                                               | This has been resolved in the latest submitted plans.                                                                                                                                                                                            |
| <i>Some occasional feathered native trees within the native shrub mix would be welcomed to create a layered effect.</i>                                                                                                                                                              | This could be resolved as part of a detailed condition clearance tied to the RM permission.                                                                                                                                                      |
| <i>As areas of shrub planting are detailed, please ensure palette of failsafe shrubs planted in swathes of limited species to avoid overgrown mass of planting that's difficult to maintain.</i>                                                                                     | This can be dealt with as part of future detailed condition clearance tied to the RM permission.                                                                                                                                                 |
| <i>All areas of ornamental public realm planting have yet to be detailed - will this be shown on detailed planting plans yet to be submitted.</i>                                                                                                                                    | Yes this will be detailed and included as part of detailed plans to be submitted as part condition clearance tied to the RM permission.                                                                                                          |
| <i>There is scope for some larger multi-stemmed or clipped specimen plants in front gardens (e.g. front of Plot 38).</i>                                                                                                                                                             | The latest submitted plans have already been updated to address this.                                                                                                                                                                            |

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| <i>Native scrub planting E of Plot 42 - will this planting result in a scruffy edge that is tricky to maintain? Consider running clipped hedge along back of post &amp; rail fence, with scrub planting beyond for neat effect.</i>                                                                                                                                                                                                                                                                                                                                                      | Clipped hedge has been added on the latest submitted plans.                                                                                                                                  |
| <i>Please clarify 'Wildflower planting' on key. Is this meant to be species rich wildflower grass?</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | This can be dealt with as part of future detailed condition clearance tied to the RM permission.                                                                                             |
| <b>Specification notes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                              |
| <i>5 Soil handling &amp; depths - to be as follows - Trees 1x1x0.8m deep pit, specimen shrubs - 0.5x0.5x0.4m pit, hedges 0.4m wide x 0.4m deep, etc.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                 | This can be dealt with as part of future detailed condition clearance tied to the RM permission.                                                                                             |
| <b>Trees</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                              |
| <i>Increase range of species slightly, including native tree in POS Replace <i>Corylus avellana</i> with alternative species. Replace some of the <i>Prunus</i> species with Mountain Ash or other alternative species. Check all species of Elm are Dutch Elm resistant.</i>                                                                                                                                                                                                                                                                                                            | This can be dealt with as part of future detailed condition clearance tied to the RM permission.                                                                                             |
| <i>Native shrubs (perhaps rename as specimen shrubs and increase range of species and numbers across site?) - include heights and if multi-stemmed. Hedges - numbers confirmed once stock sizes known. Scope to include some Hornbeam as well? Bare root stock generally at 5 plants per. lin. m. min. Holly as stand-alone hedge often struggles, perhaps plant mixed with Beech? Native hedgerow mix - please note number of plants per lin. m. Native scrub - increase % of Hawthorn. Reduce % of <i>Salix</i> spp. and replace <i>caprea</i> with less vigorous <i>Salix</i> spp</i> | This can be dealt with as part of future detailed condition clearance tied to the RM permission.                                                                                             |
| <i>Please clarify what planting will be mulched and what may have mulch mats etc.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | This can be dealt with as part of future detailed condition clearance tied to the RM permission.                                                                                             |
| <i>All detailed species to be added.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | This can be dealt with as part of future detailed condition clearance tied to the RM permission.                                                                                             |
| <b>Landscape Plan Sheet 2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                              |
| <i>Intermittent sections native hedgerow mix along W edge to PROW. Why are these sporadic short stretches of hedge located where they are? Do they tie into existing retained understorey vegetation? Clarification required. New planting should take account of existing vegetative cover.</i>                                                                                                                                                                                                                                                                                         | This ties into the existing retained understorey.                                                                                                                                            |
| <i>Tree planting in POS to soften views from PROW (subject to easements).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | New trees have been planted wherever feasible. Additional trees in this location will cause issues/obstructions with the easements which takes up a significant proportion of this boundary. |
| <i>Space to add further native canopy species</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Again, limited on what can be done in this location due to easements. Canopy species could be agreed as part of a future detailed condition clearance if necessary.                          |
| <i>Swap <i>Betula</i> 'Fascination' (out of areas of native planting) with native <i>Betula pendula</i>.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <i>Betula Pendula</i> have now been introduced on the latest submitted plans. If more are requested, this                                                                                    |

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|                                                                                                                                                                             | can be dealt with as part of future detailed condition clearance tied to the RM permission.<br>This can be dealt with as part of future detailed condition clearance tied to the RM permission.  |
| <i>Front of Plots 29 &amp; 30 - extend hedge to be continuous along this frontage.</i>                                                                                      | We won't be adding any more hedges here due to the porch detail. We have also tried to add some visual interest not having hedging on to the frontage of every dwelling.                         |
| <i>Reduce reliance on Birch trees. Perhaps introduce some Hornbeam trees?</i>                                                                                               | Further refinement of species can be dealt with as part of future detailed condition clearance tied to the RM permission.                                                                        |
| <i>There are significant areas of ornamental shrub planting - scope to introduce further areas of grass where larger spaces (e.g. front gardens Plots 23, 25 &amp; 26).</i> | We won't look to change this. Bargate homes always propose shrub planting to provide a continuous street scene. Grass frontages are hard to maintain, especially on a scheme with level changes. |
| <i>Full details required for all areas of shrub planting</i>                                                                                                                | This can be dealt with as part of future detailed condition clearance tied to the RM permission.                                                                                                 |
| <b>E to W linear OS</b>                                                                                                                                                     |                                                                                                                                                                                                  |
| <i>Benches shown in planting area? Single bench only with litter bin?</i>                                                                                                   | This has been amended in the latest submitted plans.                                                                                                                                             |
| <i>Include native hedgerow mix hedge along back of post and rail fence.</i>                                                                                                 | We won't look to include this. We can't do this without changing the levels and introducing another retaining feature.                                                                           |
| <i>Introduce margin of mown grass along path edges for neatness, and increase areas of native scrub, especially where space allows on N side of path.</i>                   | This has been amended in the latest submitted plans.                                                                                                                                             |
| <i>Greater emphasis on native trees, with larger species where space allows. Omit Magnolia and replace Alder spp? Trees randomly grouped/spaced for natural effect.</i>     | Latest submitted plans address this.                                                                                                                                                             |
| <i>2 additional trees N side of path adjacent Plot 23.</i>                                                                                                                  | 1 tree has been added. There is not enough room for 2.                                                                                                                                           |
| <i>Climbers to soften flank/brick walls (e.g. Plots 14 &amp; 23)</i>                                                                                                        | This has been actioned in the latest submitted plans.                                                                                                                                            |
| <b>Landscape Plan sheet 3</b>                                                                                                                                               |                                                                                                                                                                                                  |
| <i>Plots 10 - 12 - introduce clipped hedge to front gardens (like Plots 2 - 5)?</i>                                                                                         | Again, avoiding having hedges on every plot to ensure there is some visual interest and variety. Level changes make this difficult to add too.                                                   |
| <i>Are 2 benches required? Single bench and litter bin? Provide hardstanding below benches. Add trees behind bench location.</i>                                            | This has been actioned in the latest submitted plans.                                                                                                                                            |
| <i>Add native trees within native mix E side of access road.</i>                                                                                                            | Cannot be done. This is in the protected view corridor reference Westfield House. Planting needs to remain low level here.                                                                       |
| <i>Increase numbers of Cornus species in groups to provide more robust effect.</i>                                                                                          | This can be dealt with as part of future detailed condition clearance tied to the RM permission if it is necessary                                                                               |
| <i>Add tree planting in POS (subject to easements).</i>                                                                                                                     | Not possible here due to easement as noted earlier above.                                                                                                                                        |

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| <i>Possibly need for planting to soften fencing/wall around front/rear garden of Westfield House? (At present not clear from plans if there are existing/proposed enclosures here).</i>                                                                                                                                                                                            | Cannot be done. This is in the protected view corridor reference Westfield House. Planting needs to remain low level here.     |
| <i>Indicate outline of Aquacell storage tanks (dashed line).</i>                                                                                                                                                                                                                                                                                                                   | This has been done on the latest submitted plans with a blue dashed line.                                                      |
| <b>Landscape Plan sheet 4</b>                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                |
| <i>Please indicate outline of Aquacell storage tanks.</i>                                                                                                                                                                                                                                                                                                                          | This has been done on the latest submitted plans with a blue dashed line.                                                      |
| <i>Is there a gabion wall around one of the ponds? I support the use of rip-rap for the headwalls/slipways.</i>                                                                                                                                                                                                                                                                    | Gabion wall around the first basin as noted earlier above.                                                                     |
| <i>Details of LAP required.</i>                                                                                                                                                                                                                                                                                                                                                    | This is a detail to be conditioned to this RM permission.                                                                      |
| <i>Show a few trees here to create buffer/filter views between Plot 1 and LAP? (see image 4)</i>                                                                                                                                                                                                                                                                                   | Trees are not included here to ensure natural surveillance. There is a retaining wall with fencing and vegetation to the bank. |
| <i>The radial clipped hedge looks interesting, if a little isolated. To provide the space with a strong framework, could the clipped hedges be extended further as below? Until the LAP design is submitted it is hard to know how this space will integrate. All benches on hardstanding with bin.</i>                                                                            | This can be dealt with as part of future detailed condition clearance in relation to the LAP tied to the RM permission.        |
| <i>What is the plan for the 'white out' areas around the periphery? Assume these may be areas of retained vegetation. Some notes on plan to explain any works to these areas would be useful. Is any reinforcement planting required?</i>                                                                                                                                          | It is existing vegetation as noted earlier above.                                                                              |
| <i>Tree planting along E side of access road (subject to easements) to soften edge.</i>                                                                                                                                                                                                                                                                                            | Cannot be done. This is in the protected view corridor reference Westfield House. Planting needs to remain low level here.     |
| <i>Introduce some tree planting at path junctions? These could be a mix of feathered and standard trees for natural effect.</i>                                                                                                                                                                                                                                                    | This can be dealt with as part of future detailed condition clearance tied to the RM permission if it is necessary             |
| <i>What does this white strip represent?(see image below)</i>                                                                                                                                                                                                                                                                                                                      | Hoggin path                                                                                                                    |
| <i>Show hoggin paths (they were shown on draft plans).</i>                                                                                                                                                                                                                                                                                                                         | Surfaces are distinguishable on the latest submitted plans.                                                                    |
| <i>Details of the timber boardwalk are required. To avoid future maintenance/replacement costs issues can the boardwalk be constructed using composite piles, rails and decking boards? At the very least, the vertical support posts and rails should be a material that will not rot. Care taken in detailing to avoid the boards becoming a slip hazard when frosty or wet.</i> | Please see separately submitted Plaswood Boardwalk, Decking & Fencing Installation Guide.                                      |
| <i>Details of LAP to be submitted.</i>                                                                                                                                                                                                                                                                                                                                             | To be submitted as part of detailed condition.                                                                                 |
| <i>LEMP to be submitted for approval</i>                                                                                                                                                                                                                                                                                                                                           | To be submitted as part of detailed condition.                                                                                 |