

Joseph Swift

From: [REDACTED]
Sent: 30 January 2026 12:03
To: Joseph Swift
Cc: Dick Sweatman (Cllr)
Subject: 9 Morton road - Landscaping objection

I am writing to raise a clear objection to the landscaping planning conditions currently submitted. As they stand, the documents are difficult to reconcile with what was previously approved and, in several places, directly contradict conditions set out by the Planning Inspector.

To begin with, the plans are inconsistent regarding the surface material of Road R1 which I can't find on the actual plan?

The drainage drawings show brick paving, while the landscaping documents suggest asphalt. This is not a minor detail—surface material directly affects water run-off, especially given the amount of hard surfacing now in place. It needs to be clarified and corrected, as the two versions contradict each other and contradict earlier drainage requirements.

A major concern is the removal of nearly an acre of naturally absorbent green space, which has been replaced with impermeable surfaces. Since this work began, the gardens to the south have been consistently flooding—something that has not happened in the eighteen years we have lived here. This alone indicates that drainage is not functioning as required, and it contradicts previous conditions that expected adequate mitigation for surface-water changes.

There is also a strange reliance on old information in the plans, including references to ash trees that have not existed on the property since 2021. Several other trees removed at the time are also still shown as if they are part of the current landscape. This is inaccurate, misleading, and inconsistent with the requirement to use up-to-date ecological data in landscaping submissions. An underhanded attempt that the developers have tried to use on numerous occasions.

The tree proposals themselves also remain problematic. The number and type of trees do not match what was previously required, including the species highlighted by the tree officer after the last refusal. On top of this, most of the new trees are shown planted *within the private gardens of the new dwellings*, meaning there is nothing to prevent them being removed by homeowners from day one. This completely undermines the intention of the planting conditions and contradicts previous requirements ensuring long-term tree retention and replacement.

The drawings also present garden sizes and levels in a way that doesn't match reality. **Significant elevation changes exist** between some plots and driveways, and these require retaining walls—yet none are shown on the current plans. Their absence makes it almost impossible to assess visual impact, drainage, boundaries, and general stability, and again contradicts the condition that all structural elements must be shown clearly.

The situation along the southern boundary further demonstrates non-compliance with but not limited to Condition 5. The Planning Inspector specifically required continuous hedging (S3) at a height of 3.0 meters along the entire southern edge. Despite this, several properties still have no secure boundary at all after the original hedging was removed. This is a straightforward contradiction of the Inspector's decision.

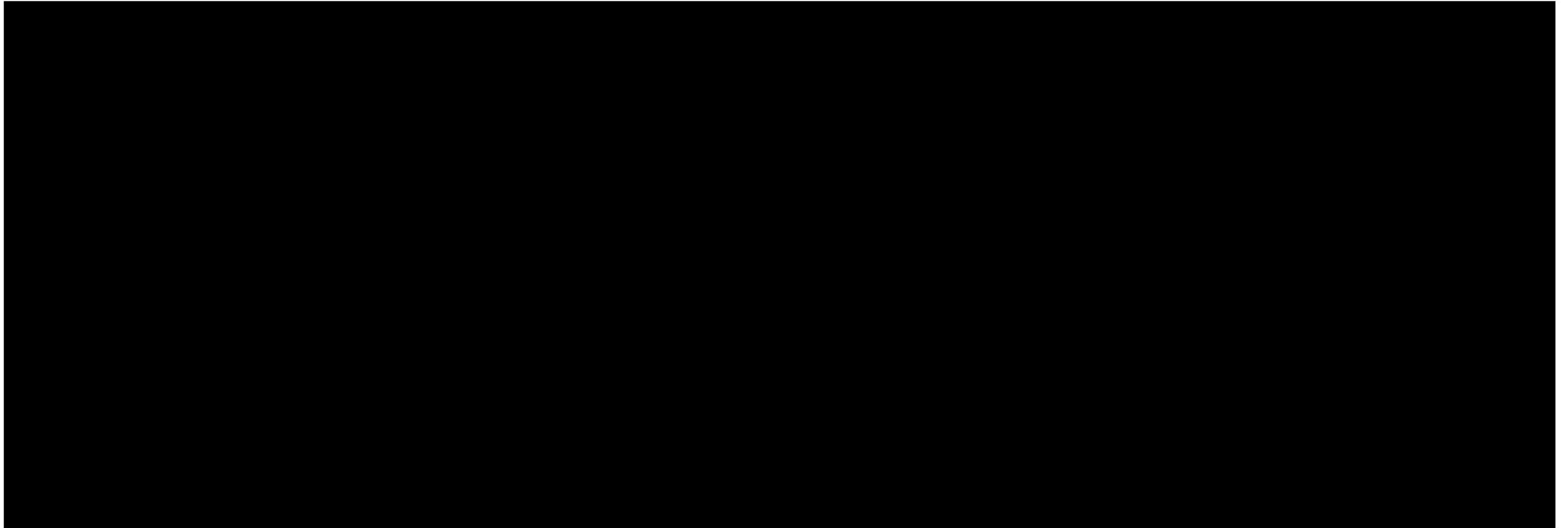
There is also an unexplained change to the parking layout. The original plans included parking bays, yet these have been removed and replaced with unlabelled R3 paving. There is no explanation or supporting update, which is a material change and inconsistent with the previously approved layout.

Additionally, the tree numbers and species still do not reflect what was required, even after the tree officer raised this issue in the previous refusal. Hedging quantities remain sparse and too small to

provide any meaningful screening or environmental value. Both points again contradict earlier conditions that required proper replacement planting.

Finally, there are no drainage plans at all for the raised lawns against the retaining walls. Given the already visible impact on neighbouring gardens, this is a serious omission and conflicts directly with conditions requiring robust drainage details before approval.

Taking all of this together—the inconsistencies between documents, the outdated information, the ongoing flooding issues, the missing details, and the clear contradictions with conditions already set. It is evident that the landscaping proposal is not ready for approval. I request that the application be refused until accurate, complete, and compliant plans are submitted.



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