

Landscape Response to post-application comments

Outline Planning Application for 200 dwellings on Land at Foxhole Lane, Bolney (Ref: DM/25/1129)

Date: 4 July 2025

Project No. 403.06269.00044

1.0 Introduction

1.1.1 In April 2025, Wates Developments Limited (Wates) submitted an “*Outline application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 residential dwellings, including affordable housing; a community building (use class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers*”.

1.1.2 This note seeks to address the various landscape-related, post application responses received from officers at Mid Sussex District Council and Bolney Parish Council. These landscape responses follow the terminology and guidance set out in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013, also known as GLVIA3, produced by the Landscape Institute and Institute of Environmental Management and Assessment), the Landscape Institutes Technical Guidance Notes and Clarifications on GLVIA3 (2024-01), and Technical Guidance Note 02/21.

1.1.3 This response has been prepared by a chartered landscape architect and has been discussed and agreed with another experienced chartered landscape architect. Both landscape architects have visited the site in winter and summer months.

2.0 Place Services Comments (6th June 2025)

2.1.1 These comments provide a review of both the landscape design and Landscape and Visual Appraisal (LVA). All comments have been carefully reviewed and for



those that raise potential issues or concerns, the following section provides either further clarification or details of additional work or layout amendments carried out.

Landscape and Visual Appraisal (LVA)

- 2.1.2 We are pleased to note that it is considered that the LVA is *“conducted in accordance with the principles outlined in the ‘Guidelines for Landscape and Visual Impact Assessment’ Third Edition (GLVIA3)”*.
- 2.1.3 We note that a site visit hasn’t yet been carried out by Place Services. We strongly recommend that a site visit is undertaken in order to fully understand the character of the landscape and the nature and availability of views.
- 2.1.4 Within the Landscape character section on page 3 of Place Services comments, it states that within the two capacity assessments (HDA, 2007 and LUC, 2014) *“the site remains Moderately sensitive with Substantial value in both assessments and the difference in capacity is owed to a differing methodology approach”*. We acknowledge that the methodologies alter between the two assessments and this contributes to the results differing between Low Landscape Capacity and Medium/ Low. However, it is worth noting that paragraph 3.15 of the 2014 assessment states that *“these scores are only indicative of potential capacity and would need to be tested through more detailed assessment at the site-specific level when proposals for specific development locations are known”*¹. In particular, it is important to note that the capacity studies base their judgements on an assessment parcel that includes not only the site but also a broader area which is partially within the National Landscape. This results in the entire area having a substantial landscape value and consequently reduces its capacity to Low or Medium/ Low. For this site specifically, as it is not within the National Landscape, its landscape value would be less, resulting in a greater capacity.
- 2.1.5 Paragraph 1 on page 4 of Place Services comments state *“Local Area of High Weald Fringes’ has been assessed as medium/low sensitivity and Medium/Slight magnitude of change resulting in moderate/minor negative effects. Given the above acknowledgement of the sites’ contribution towards HW4 and LCA 10 we would expect the size/scale of change to be greater than ‘small’”*. We agree that if a site includes key characteristics of a Landscape Character Area (LCA) it contributes to that area. However, this level of contribution does partly depend on how common the characteristics are within the landscape and the condition of the site. In this case, the site does comprise of various key characteristics such as *“Significant woodland cover.... and a dense network of shaws, hedgerows and hedgerow trees”*, *“Pattern of small, irregular-shaped assart fields”* and *“Network of lanes, droveways, tracks and footpaths”* which are common across the landscape and would remain so if the proposed development were to go ahead. The site also comprises *“Long views over the Low Weald to the down”* from the higher ground, a more distinctive feature. However, these views are currently private and would remain available within the site and would also become publicly accessible with the

¹ GLVIA3 also refers to *“existing landscape sensitivity and capacity studies”* which it states, *“cannot provide a substitute for individual assessment of the susceptibility of receptors in relation to change arising from a specific development proposal”* (GLVIA3, 5.41, page 89).



proposal of a countryside open space on the central, elevated ground. Regarding condition, whilst the site includes elements which are characteristics of LCA HW4 and 10 and of good condition, this site is also influenced by busy roads, as noted within the LCA, and further influenced by existing built form which is not characteristic of the LCA. For these various reasons we have concluded that there would be a small size/scale of change for the LCA as a result of the proposed development. However, we acknowledge that the effects on the character of the site and the Local area of High Weald Fringes had been assessed, rather than the effects on the application site specifically. In order to provide a more focused assessment of the effects on the landscape of the site we have now included an additional landscape receptor, character of the site, in addition to the Local area of High Weald Fringes which concludes that there would be Major/ Moderate and Negative landscape effects on the site's character. This change has been reflected in section 4.4 – 4.7 and appendix D of the LVA (Rev2).

- 2.1.6 Paragraph 5 on page 4 of Place Services comments state *“Of the 14 viewpoints assessed, five Type 3-4 photomontages have been produced. While we welcome the inclusion of these, they all remain in close proximity to the site's boundaries and we would welcome further assessment of the wider views, particularly from the elevated land to the north. Furthermore, assessment of views from PRow footpath 4Bo within the setting of Grade II* listed Wykehurst Park and Jeremys Lane (High Weald Landscape Trail) to confirm the lack of intervisibility between the park, the site and the wider landscape would have been welcomed”*. The various site visits during both summer and winter demonstrated that there would be no visibility of the proposed development from the High Weald National Landscape, as did the Zone of Theoretical Extents (ZTV - Drawing FHF-4). Therefore, to keep this proportionate to the findings, a single viewpoint (12) within the National Landscape, located where the Sussex Diamond Way intersects footpaths BOL/4Bo and BOL/5BO, has been included within the visual appraisal. This scopes out visibility from the National Landscape and allows the LVA to focus on those effects which are more likely to be important planning considerations, as recommended in GLVIA3².
- 2.1.7 It is for this same reason that the photomontages are located closer to the site to illustrate some of the potentially larger visual effects and demonstrate how the mitigation proposals would help to reduce this over time.
- 2.1.8 Paragraph 6 on page 4 of Place Services comments state *“viewpoint 4 (from PRow Bo44) has been assessed to have ‘small’ scale of change and ‘slight’ magnitude of change in year 15. However, given the current open countryside views where Table E-1 notes “Walkers are likely to be focused on views of the countryside.” and concludes the viewpoint to have an overall high/medium sensitivity; we would consider the enclosure of the view by the introduction of vegetation close up to the PRow to be greater than small”*. Footpath 44Bo immediately north of the site is primarily enclosed by existing hedgerows and trees, and open views are only available where the hedgerow along the northern boundary is breached. These

² For example, GLVIA3 notes at page x that *“it is especially important (a) to note the need for proportionality (b) to focus on the likely significant adverse or positive effects (c) to focus on what is likely to be important to the competent authority's decision (d) to emphasise the importance of the scoping process in helping to achieve all of these”*



views currently comprise agricultural fields and the settlement edge of Bolney. The landscape design proposes that the hedgerow along the northern boundary is infilled to conform with the landscape management guidelines for both LCA HW4 and LCA10, which states that proposals should “*Conserve, strengthen and manage existing hedgerows and hedgerow trees and replant hedgerows where they have been lost*”. However, it is acknowledged that at year 1 and before the hedgerow planting establishes, walkers along this footpath would experience some clear views of the proposed development, hence the Large/ Medium size and scale of change. However, over time, the proposed infill hedgerow planting would establish, restoring the landscape structure and enclosing the footpath. Views of the proposed development would also become progressively screened. Therefore, at year 15, the proposed development would only partially alter the composition of the view and the landscape structure and character of the footpath would be restored, hence a small size and scale of change.

Parameter Plans

2.1.9 Paragraph 2 on page 5 of Place Services comments state “*we remain concerned regarding the impact on the visual amenity of the Public Right of Way given the proximity of built development to the boundary and the function of the PRoW as the approach and departure of the conservation area where the existing landscape features and open countryside views provide the transitional landscape.*” Paragraph 3 states “*setting back the development envelope further from the northern boundary to allow for a more open character will better support Policy DPA14 which requires the development of the site to “Retain the character of footpath 44Bo”*”. In response to both of these points, footpath 44Bo is currently primarily enclosed by hedgerows and trees and views out only occur where the hedgerow along the northern boundary is breached (i.e. as a result of the localised poor condition of a valued landscape element). As noted above, the landscape management guidelines for both LCA HW4 and LCA10 recommend that hedgerows should be managed and replanted where they have been damaged/lost, and for this reason, it is proposed the hedgerow along the northern boundary will be reinstated. In addition, the following design strategies have also been implemented in the locality of the footpath: and therefore, the following strategies and features have been incorporated along this edge:

- Built form has been set back by a minimum of 16m and a landscape buffer of native tree and shrub planting incorporated within this margin;
- Semi-mature trees, which would be planted as light standards (2.5-3m), have been incorporated to filter views of built form; and
- Hedgerows are proposed as garden boundary treatments rather than fencing or walls to reduce the potential extent of built form in the view.



- We would also be willing to explore the option of the reinforcing hedgerow planting along the northern boundary commencing within the first phase of works to allow for 2-3 years of growth before the northern parcel is constructed. This would further reduce visual effects on users of this footpath and sooner “retain the character of footpath 44Bo”.



Figure 1: Extract from the landscape masterplan to demonstrate dimensions.



Figure 2: Year 1 Photomontage from footpath 44Bo.

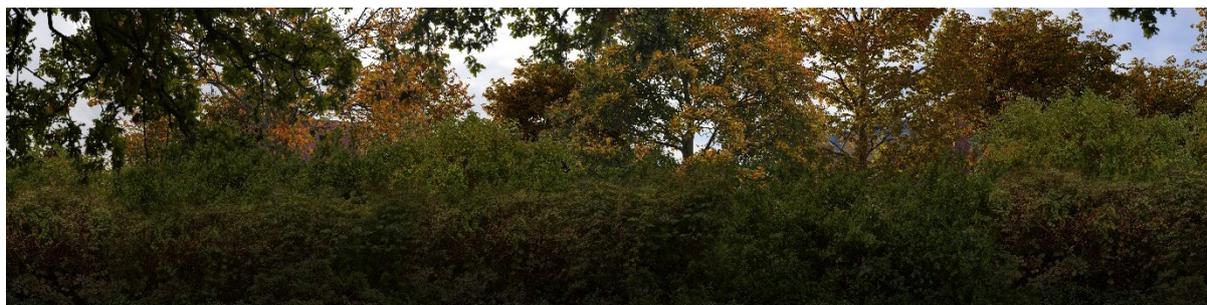


Figure 3: Year 15 Photomontage from footpath 44Bo.

2.1.10 Paragraph 4 on page 5 of Place Services comments state that “*particular concern is the development parcel to the south along Foxhole Lane where the built envelope encroaches into the setting of the lane and potentially altering the rural character of it*”. During the pre-app consultation, the Urban Design officer noted that she was not opposed to built form along this boundary as if these dwellings were dual aspect they would provide surveillance onto Foxhole Lane. As these two opinions are conflicting, further liaison with the urban design officer has been carried out and it has been concluded that some further landscaping along the western boundary should be included, along with those dwellings north of the internal hedgerow and along the western edge being reduced to 1.5-storey. In response, the three dwellings along this section of Foxhole Lane have been reduced to 1.5-storey and additional hedgerow and tree planting has been incorporated along this edge to reduce visual effects on the road whilst retaining some surveillance, as



- demonstrated on the revised landscape masterplan (Drawing FHF-44, Rev7) and the amended illustrative masterplan (P20074-RFT-XX-XX-DR-A-0101-S4-P08).
- 2.1.11 Paragraph 1 on page 6 of Place Services comments state *“The Build Heights Parameter Plan (dwg. P20074-RFT-XX-XX-DR-A-0114 Rev P02) proposes up to 2.5 storeys on the southern boundary.... we have concerns regarding the density and massing in combination and query the appropriateness of isolated increased heights”*. We have reviewed this point as a wider team and recognise that 2-storey development would be more appropriate within this landscape. Previously the illustrative masterplan showed the apartments on the southern boundary as 2 storey buildings, and only the parameter plans and LVA reflected the option of 2.5-storey to ensure it assessed worst case. Therefore, the reduction of heights from 2.5-storey to 2-storey has only been reflected in section 3-5 of the LVA (Rev2), the ZTV (Drawing FHF-4, Rev 3) and on the building heights parameter plan (P20074-RFT-XX-XX-DR-A-0114-S2-P03).

Illustrative Masterplan

- 2.1.12 As this is an outline application this masterplan is illustrative and various aspects discussed below would be agreed at Reserved Matters.
- 2.1.13 Paragraph 2 on page 6 of Place Services comments state *“The Illustrative Landscape Masterplan (Dwg. FHF-44 Rev. 04) identifies hedgerow boundaries to majority of private gardens. The retention of these cannot be secured post occupancy unless they are included within the Landscape Management Plan. This concern is also extended to trees proposed within private gardens. We expect greater landscape provisions to be provided within the public realm”*. It is envisaged that the hedgerows and trees proposed within front and rear gardens would be secured post occupancy through a covenant. These hedgerows and trees have also now been included with the Landscape and Ecology Management Plan (LEMP – Rev1).
- 2.1.14 Paragraph 3 on page 6 of Place Services comments state *“we also highlight the importance of following Secure by Design principles regarding rear garden boundary treatments where robust defensive barriers such as brick walls and/or fencing with defensible planting is required”*. On this occasion the use of hedgerows as front and rear garden boundary treatments has been proposed rather than brick walls or fencing as they would reduce the extent of built form and responds to the site’s largely rural context. They also enhance biodiversity and adhere to the landscape management guidelines set out for LCA HW4 and LCA10 (as set out above).
- 2.1.15 Paragraph 4 on page 6 of Place Services comments state, *“The current layout limits the ability of the proposals to provide a verdant street scene across the scheme”* and paragraph 5 states *“The car parking courts lack landscape interventions”*. In response, further work has been carried out to incorporate additional tree planting within the street scenes and parking courts and this is reflected on the latest revision



of the landscape masterplan (Drawing FHF-44, Rev7) and the amended illustrative masterplan (P20074-RFT-XX-XX-DR-A-0101-S4-P08).

- 2.1.16 Paragraph 6 on page 6 of Place Services comments state *“The layout of the northern parcel has resulted in multiple dwellings backing on to one single dwelling creating undesirable overlooking”*. We understand that there are concerns regarding the dwelling at the centre of the northern parcel which is located behind several dwellings. However, it is important to note that the houses around this dwelling are set back behind relatively long gardens, and this greatly reduces the potential for overlooking by neighbouring properties. As figure 4 illustrates, adjacent houses would be a minimum of 14m distant from the central house, and this distance is up to 25m to the west.



Figure 4: Extract from the landscape masterplan to demonstrate dimensions.

- 2.1.17 Paragraph 1 on page 7 of Place Services comments state *“We anticipate the proposed access road through the central area will be a detracting feature of the Public Open Space and will have negative effects on the Green Infrastructure benefits”*. The design of the proposed access road through the central open space has evolved following various assessments and design reviews, including input from the Urban Design Officer and Heritage officer at MSDC:

- The heritage officer previously requested that the road was further set back from the eastern boundary to mitigate effects on the Bolney Conservation Area;
- Its positioning was then further steered by the Urban Design Officer to provide a clear desire line between the southern parcel and the southern connection into the existing settlement;
- The Urban Design Officer also requested that planting was proposed to the east of the road to limit headlight impacts on existing residents, whilst also retaining some surveillance from these dwellings;
- To create a formal yet rural character for this road, estate railing has been proposed to the west of the road; and
- To limit effects of the road on the central open space, orchards have been incorporated to filter sections of the road. It is also worth noting that during peak periods (8am-9am and 5pm-6pm) the road would have up to 52 movements per hour, and outside of these times the flow would reduce to an average of 24 movements per hour, less than one every 2 minutes. The central open space is also over 80m wide and at higher elevation to the access road.



As a result of these design elements SLR has concluded that the access road would appear as an estate road passing through a parkland context and would thus be appropriate in its context.



Figure 5: Illustrative visual of the estate road.

3.0 Mid Sussex District Council's Urban Designer's Comments (12th June 2025)

- 3.1.1 The latest comments received from the urban designer are reassuring in that the latest layout responds to all of her previous concerns and she is satisfied with the changes made. However, this note also includes some *“Suggested approaches and improvements”*. Those that are of relevance to landscape have been responded to below and actions made.
- 3.1.2 Point 3 states *“A pedestrian link should be provided along the east of the LAP, located within the southern parcel pocket park as higher level of permeability is needed in that location”*. In response, a pedestrian link has been incorporated, north to south, through the southern pocket park, to provide enhanced circulation to the LAP. This is reflected on the latest revision of the landscape masterplan (Drawing FHF-44, Rev7) the illustrative masterplan (P20074-RFT-XX-XX-DR-A-0101-S4-P08).
- 3.1.3 Point 4 states *“Southern Parcel: To enhance the sense of arrival, incorporate a combination of hedges, trees, and low walls, complemented by appropriate rural fencing. As a design reference, analyse the low wall treatments along the historic section of The Street at the entrance to Bolney, which offer valuable cues in terms of scale, materiality, and character”*. Some further work on the design of the arrival space has been carried out. Now the existing hedgerows would be complemented with an estate rail either side of the access road (matching the estate rail through the countryside open space), with a backdrop of scattered trees, wildflower grasslands and reed planting associated with the SuDs. This would then transition into a more formal character with maintained, native hedgerows and trees containing the grounds associated with the apartment blocks. This is reflected on



the latest revision of the landscape masterplan (Drawing FHF-44, Rev7) and the amended illustrative masterplan (P20074-RFT-XX-XX-DR-A-0101-S4-P08).



Figure 6: Extract from the landscape masterplan at the site entrance

3.1.4 Point 6 states “All apartments would expect to have private outdoor space accessed directly for the living zone”. Ground floor amenity space and balconies for 1st floor apartments have been accommodated within the layout for the apartment blocks and are shown within the DAS illustrations.

4.0 Bolney Parish Council’s Comments (13th June 2025)

4.1.1 Bolney Parish Council has provided a detailed response to the planning application. There are various points within their note that are of relevance to landscape. All of these have been carefully reviewed and considered, and the following section provides further clarification where necessary, and also sets out any changes that have been carried out in response.

Settlement Character

4.1.2 Paragraph 1.7 of the BPC comments state “DP26: Character and Design’ requires that new development ‘reflects the District’s distinctive towns and villages, retains their separate identity and character’ and protects valued open spaces and landscapes. A new 200 house estate would overwhelm Bolney’s character. According to the 2021 Census, the village currently has a population under 650 living in 259 households. Adding 200 houses (roughly 450-500 people) is out of scale with the existing settlement. Furthermore, the Adopted District Plan explicitly expects infilling or very modest expansion only and requires new development to be of ‘appropriate nature and scale’ so as not to harm a settlement’s character (Policy DP6). The proposal is clearly at odds with this requirement as it would almost double the size of the settlement”. The proposed development would not result in the settlement extending any further north, south or east. The clustered nature of the proposed parcels has also evolved to reflect the different nodes within the existing settlement: for example, the conservation area is in two discrete sections, and Crosspost is also a separate cluster to the south. Therefore, the proposed



development would not extend the overall extent of Bolney and would be in keeping with its elongated and clustered character;



Figure 7: Settlement Structure of Bolney Plan, taken from the Design and Access Statement.

- 4.1.3 Paragraph 1.9 of the BPC comments state *“the objective set out in Local Plan Review Policy DPA14 to ‘retain the character of footpath 44Bo’ which runs along the Proposed Development’s northern boundary has been disregarded by the proposals, a point which is agreed by the MSDC Conservation Officer”*. As previously noted, particular care has been taken with the design of this edge, as referenced in section 2.1.9 above.

Landscape and Visual

- 4.1.4 Paragraph 1.12 of the BPC comments state *“Concerns were upheld by the Planning Inspector in a recent appeal decision at land south of Henfield Road, Albourne (APP/D3830/23/3319542), where proposals to introduce a public open space were found to result in a change of use and visual appearance from agricultural land to managed parkland. In paragraph 46 the Inspector noted that this change would be detrimental to the rural character of the area and would erode the contribution the site made to the setting of the Conservation Area and several listed buildings. The Parish Council considers that the same principle applies in this case and that the proposals would result in unacceptable harm to both the landscape character and the historic environment”*. Whilst there are some similarities between the proposed development and the Albourne proposal, there are also key differences. A key reason for refusal at Albourne was the effects of the proposed development on existing public rights of way that extend through the site and offer views to the South Downs escarpment. There is no public access to this site and the proposed countryside open space would be an additional opportunity. The proposed development is also a draft allocation and there is currently considerable shortfall in Mid Sussex for the 5-year housing supply.
- 4.1.5 Paragraph 1.13 of the BPC comments notes the High Weald AONB Management Plan 2024 – 2029 reference that *“due to the high synergy in character between the*



- National Landscape boundary and the wider High Weald National Character Area (NCA), land within the NCA should be considered as falling within the setting of the National Landscape”. However, as stated within the LVA (paragraph 2.4.5), this method of pre-defining a boundary to the setting of a designation has since been superseded by the latest Landscape Institutes Technical Guidance Note 2024-01, which states that “The extent of the setting of a designated landscape for LVIA purposes is not geographically defined and will vary with the nature of the development proposed. In LVIA, the question would remain whether changes in the setting would affect the designated landscape in terms of effects on its special qualities and, if so, to what degree”. Within the LVA, it was determined that the proposal would not have any notable, adverse impact on the Special Qualities of the National Landscape, and consequently the site was assessed not form part of the setting of the High Weald National Landscape.*
- 4.1.6 Paragraph 1.14 of the BPC comments state that *“Adopted District Plan policy DP16: ‘High Weald Area of Outstanding Natural Beauty (AONB)’ sets out that ‘Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design”*. In response, the site has firstly been assessed as not being within the setting of the National Landscape and therefore policy DP16 is not of relevance. Furthermore, the LVA demonstrates that the proposed development would cause no visual effects on the National Landscape and at most Minor and Neutral Landscape effects, and therefore *“does not detract from the visual qualities and essential characteristics of the AONB”*.
- 4.1.7 Paragraph 1.14 of the BPC comments also state that *“BOLE2 – Protect and Enhance the Countryside’ requires development to ensure landscape impacts are acceptable”*. As stated within the LVA, *“it is best practice in landscape and visual appraisal to conclude that the introduction of built form to a green field site will result in negative landscape and visual effects”*. However, on this occasion both landscape and visual effects are highly localised as the proposed built form would be located on areas of lower ground within the site which is primarily enclosed by the landform and well-established vegetation and situated on the existing settlement edge of Bolney. Landscape effects would be up to Major/ Moderate and Negative within the site yet reducing to at most Moderate/ Minor and Negative beyond the site, and no important planning consideration. Visual effects within close proximity to the site would also be up to Major/ Moderate and Negative yet reducing to Minor and Negative beyond and no important planning consideration.
- 4.1.8 Paragraph 1.15 of the BPC comments state that *“The introduction of substantial built development on this currently open site would result in a significant and irreversible change to the local landscape character. The site forms part of a wider rural setting that contributes to the transition between the developed edge of Bolney and the High Weald National Landscape. The scale, extent and form of the proposal would erode the rural character of the area, introducing a substantial built development that would be at odds with the existing landscape pattern”*. As demonstrated within the revised LVA, the proposed development would result in Major/ Moderate and Negative effects on the character of the site. However, as built form is focused on the lower ground within the site which is primarily enclosed by



- the landform and well-established vegetation, these landscape effects would be highly localised. Consequently, beyond the site effects on landscape character would reduce with effects on the Local area of the High Weald Fringes being Moderate/ Minor and Negative.
- 4.1.9 Paragraph 1.16 of the BPC comments state *“The Parish Council further highlight the landscape impact arising from the proposed creation of public open space at the centre of the site. As noted by MSDC’s Conservation Officer (Appendix 2 of the applicant’s Heritage Statement) in the response to the applicant’s pre-application enquiry, the development would have a suburbanising effect on the currently open, agricultural character of the site. In particular, ‘the transformation of the central field to parkland incorporating the vehicle access road providing the only car access to the northern section of the new housing will...have a significant effect on the rural nature of this part of the site’. The Conservation Officer concludes that the mitigation strategies proposed would not remove the harm caused”*. As noted above, the proposed access road that extends through the countryside open space has been carefully shaped, with help from the Urban Design Officer and Heritage officer at MSDC, to ensure that impacts on heritage assets and existing residents are limited. Please refer to paragraph 2.1.17 above for the steps taken to ensure the wider open space remains enjoyable and rural in character.
- 4.1.10 Paragraph 1.17 of the BPC comments state *“The Proposed Development is therefore considered to be subject to the guidelines of the High Weald Management Plan 2024 to 2029 which does not support large development within the designated National Landscape or within its setting”*. As previously noted, the LVA concluded that the site is not within the setting of the National Landscape and therefore the proposed development is not *“subject to the guidelines of the High Weald Management Plan 2024 to 2029 which does not support large development within the designated National Landscape or within its setting”*.
- 4.1.11 Therefore, in response to paragraph 1.18, as demonstrate above, the proposed development is not considered to be in *“conflict with Adopted District Plan Policy DP16, Bolney Neighbourhood Plan Policy BOLE2 and with the objectives of the High Weald Management Plan 2024 – 2029”*.

To conclude, in response to the various comments received, the following works have been carried out;

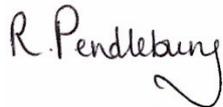
- Further clarification on numerous points, both design and LVA related, and the inclusion of annotated drawings to provide illustrative clarification;
- The inclusion of Landscape character receptor *‘the Site’* within the LVA to demonstrate effects on the character of the site itself, as well as the various character areas within the sites context;
- The reduction of building heights along the western boundary of the southern parcel from 2-storey to 1.5-storey, and the introduction of additional hedgerow planting, to reduce landscape and visual impacts along Foxhole Lane whilst retaining some natural surveillance. This work is reflected within the LVA, building heights parameter plan, and masterplans;



- The reduction of building heights of the southern apartment blocks from 2.5-storey to 2-storey to reduce both landscape and visual effects. This work is reflected within the LVA and building heights parameter plan;
- Inclusion of the tree and hedgerow planting within residential gardens into the LEMP;
- Additional tree planting within both the street scenes and parking courts, which is shown on the updated landscape and illustrative masterplans;
- Inclusion of an additional footpath to the LAP within the southern parcel, to improve circulation, which is shown on the updated landscape and illustrative masterplans; and
- Enhancement of the vehicular arrival space by refining the arrangement of proposed native trees, hedgerows and grasslands, and the inclusion of estate railing. This is shown on the updated landscape and illustrative masterplans.

We trust that these responses, amendments to existing documents and additional work demonstrate that all of the comments received have been thoroughly reviewed and where possible actioned, and hopefully any remaining concerns have been addressed.

Kind Regards,



Rose Pendlebury BSc (Hons), MLA, CMLI

Associate Landscape Architect

