

Joseph Swift

From: [REDACTED]
Sent: 01 November 2025 14:53
To: [REDACTED]
Subject: DM/25/2789 - Condition 14 re-discharge

Follow Up Flag: Follow up
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Dear Planning,

Please upload this response to file.

Dear Joseph,

I'm writing in regard to the re-discharge of Condition 14. We've shared correspondence previously concerning the discrepancy of landscape plans you approved under Conditions 5, 13, 14 and the original application under DM/23/0925 itself.

Given the removal of trees originally shown for retention, it is understandable that a new landscaping plan has been proposed. However, this plan is vastly different to that previously approved and further contravenes other approved plans:

1. The majority of surfacing is proposed to be asphalt and must be reinstated to permeable block paving, as approved under Conditions 3, 19 and the previous 14. I shouldn't need to explain why permeability is essential for this site and why plans must be in accordance with drainage proposals.
2. The plans show a loss of 10 trees and must be amended to reinstate the numbers previously proposed.
 - a. 36 trees were proposed under the previous Condition 14 landscaping plan (35 within the schedule, in error), 37 are indicated in approved plans under Condition 19, but only 26 are proposed now.
 - b. Given the unacceptable level of overlooking experienced by residents on Morton Road, it is vital that these trees are reinstated, particularly on the southern boundary where their retention can be reliably secured.
 - c. Additionally, given the removal of almost 50 trees on site and the requirements of DP37 regarding no net loss, there is a requirement to deliver considerably more than just 26.
3. Similarly, tree sizes must be reinstated to those previously proposed.
 - a. The previously approved Condition 14 proposed all Extra Heavy Standards (14-16cm girth) at 3.5-4.25m height, providing maturity and instant impact to the scheme, softening and screening it from the very close surrounding properties. Now, the trees are proposed to be 8-10cm girth, thus significantly smaller and less impactful, to the detriment of the scheme.
4. Level changes are significantly different to previously approved. I'm aware this may be due to errors in previous plans or the builders themselves, however I would suggest modification and more information is required.
 - a. Banking is now indicated within gardens, which severely limits usable space. Of key concern is the gradients of 1:2, which are unacceptably steep and must be 1:3 at minimum, particularly if grass is proposed.
 - b. Plans now show stepped access into gardens in addition to retaining walls. However, details must be submitted in order to ensure they are structurally sound. Specification is also required in terms of materials.
 - c. Plots 5 & 6 must be M4(2) compliant, thus accessibility friendly. It is strongly recommended that these plots have step free access.
5. This landscaping plan must be coordinated with utilities/lighting plans. While Condition 6 under DM/25/1559 has not yet been approved, the currently proposed light fittings conflict with

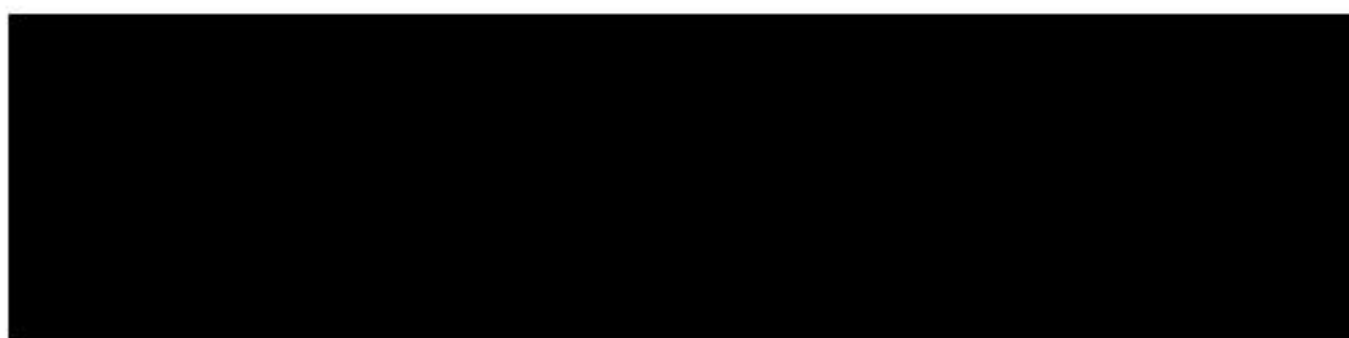
landscaping proposals. I recommend these plans are reviewed in tandem so that both schemes can be delivered, reiterating that lighting on this site must be low level bollard lighting only.

Further concerns

6. I note 'see schedules for planting design', however no plant schedule has been provided.
7. Clarification is requested in regard to 'Hawthorn mix' for the hedgerow species - is this the same as the Native Hedge mix listed or something else?
8. I would personally advise against planting 265 lavender plants in this location due to biosecurity concerns (no diversity and the threat of Xylella may result in full loss) and the notoriously bad drainage on site.
9. Locations of approved ecological enhancements should be reflected in plan so as to prevent the need to re-discharge Condition 5, given the changes on site. I highlight in particular the hedgehog connectivity holes and the bird and bat boxes, the specifications of which may need amending given that no mature trees remain on site.

Please reach out if you have any questions or would like to discuss. It is in everyone's interest that the scheme is both compliant, consistent with previously approved plans and has good amenity value. Current proposals reflect otherwise and are to the detriment of the development. The applicant must enjoy wasting the council's and the locals' time.

All the best,

A solid black rectangular box used to redact the signature of the sender.