



Figure 10: Proposed site plan



Figure 11: photograph location plan NB: All photographs were taken during April 2025



Photograph 01: view from inside application site, within 4m easement zone of stream, looking north towards residential properties of Ash Tree Street and Hornbeam Place.

View from here will largely remain unchanged, although stream margins will be brought under management and enhanced with marginal planting and SUDS feature (wetland) will be introduced in area behind camera point.



Photograph 02: view from northern boundary of application site, looking north towards residential properties of Ash Tree Street. Felled vegetation will be cleared, boundary reinforced with new native planting behind new post and wire fence, and 20m wide landscape buffer zone established on this boundary incorporating SUDS wetland feature.

View will change, but new built form will be barely visible at this point.



Photograph 03: view from Sycamore Lane on northern boundary of application site looking east along lane, existing vegetation on boundary to be retained, brought under better management, and reinforced with new native hedgerow planting. View will change, through introduction of built form beyond 20m wide landscape buffer zone that will be established behind the boundary hedge.



Photograph 04: view from Hornbeam Place looking south along northern boundary of application site, vegetation on boundary to be retained and reinforced with new native hedgerow planting where required to enhance hedgerow and provide ecological connectivity. New residential properties will be set back 25m from edge. View will change.



Photograph 05: view from end of Ash Tree Street looking south into application site towards stream. Existing trees to remain. View will change, with a LAP (play area) and residential properties constructed to right and left of trees but set back approximately 30m into the site beyond a landscape buffer zone which will also consist of new wetland habitats.