

Key Principles - Context

Points 1-4; No further comments; assumed resolved

Existing Landscape Features – Action required

Points 5-6; Noted as closed; no further action req.

Point 7; An updated TPP has been submitted to address the comments. The proposed discharge location to the northern pond has been amended and we are proposing to discharge to the north, where the two trees have been identified for removal already. No impact on trees anticipated.

Point 8; An updated TPP has been submitted to address the comments.

Point 9; Noted as closed; no further action req.

Point 10; Noted as closed; no further action req.

Potential Conflicts – Action required

Point 11; A suitably worded RM condition could be applied to the application requesting the submission of a final service coordination plan to demonstrate not clashes with proposed planting.

Point 12; An updated TPP has been submitted to address the comments.

Point 13;

- a. As per Point 11 above.
- b. Details of root cells have been included in the planting specification. A suitably worded RM condition could be applied to the application requesting final tree pit details.
- c. Noted as closed; no further action req.

Landscape Strategy – Action required

Point 14; We will review the plans again and ensure any missed planting labels are captured. Since we need to do a further round of plans, then this can be addressed then.

Point 15;

- a. Noted as closed; no further action req.
- b. Noted as closed; no further action req.

Point 16; Noted as closed; no further action req.

Point 17; The hedge has been updated to a mixed native hedge.

Point 18; The appointed engineers have confirmed that a wetland feature is not required as there are < 300 vehicle movements per day per for each basin, so

detention basin mitigation indices are sufficient without the need to include a wetland feature. Risk of pollution to the watercourse is considered low.

Point 19; The landscape proposals have been further reviewed in light of the comments and a higher proportion of requested species added.

Point 20; Noted as closed; no further action req.

Point 21; 1 further tree has been added as requested, the other location clashes with a proposed lighting column.

Point 22; Noted as closed; no further action req

Point 23; Noted as closed; no further action req

Point 24; The landscape proposals have been further reviewed in light of the comments.

Point 25; Noted as closed; no further action req

Point 26; Details were provided in the previous submission cover letter in relation to management company arrangements and as set-out in the supplied LMP.

Point 27; Noted as closed; no further action req

Point 28; Noted as closed; no further action req

Point 29; A suitably worded condition can be applied to the RM decision to control the final specification of the acoustic fence.

Point 30; Noted as closed; no further action req

Point 31; Noted as closed; no further action req

Point 32;

- a. Noted as closed; no further action req
- b. Noted as closed; no further action req
- c. Noted as closed; no further action req

Point 33;

- a. The landscape proposals have been further reviewed in light of the comments and street furniture has been grouped together to allow a larger area of amenity grass for the activities outlined by the officer.
- b. Noted as closed; no further action req

Point 35;

- a. Noted as closed; no further action req
- b. Noted as closed; no further action req

- c. Seating is provided within the play space.

Point 36; Noted as closed; no further action req

Additional Landscape Details – Action requested

Point 37; The landscape proposals have been further reviewed in light of the comments and semi-mature trees are now proposed at the site entrance.

Point 38; Changes were made on the last submission to address officer concerns and a high proportion of the species listed in this type of planting group are already listed on the RHS Plants for Pollinators list.

Point 39; Softwood timber equipment is specified with steel footings; a note was previously added to the LEAP drawing to confirm this.

Point 40; A suitably worded condition can be applied to the RM consent to control the final signage details.

Point 41; The safety surface was previously changed to bound rubber mulch.

Point 42; This is a requirement for Condition 16 (C17 in the Appeal Decision) as part of the Biodiversity Enhancement Strategy for Protected and Priority Species, and a plan will be produced by the ecologists appointed on this project for submission prior to works above ground slab-level.

Point 43; The planting specification has been reviewed in light of the comments.

Point 44; The planting specification has been reviewed in light of the comments.

Point 45; The planting specification has been reviewed in light of the comments.

Point 46; The planting specification has been reviewed in light of the comments.

Point 47; The planting specification has been reviewed in light of the comments.

Point 48; The appointed engineers have confirmed that the proposal to use the maintenance strip around the basin is acceptable and is outside the normal operating level of the basin. The basin is suitably sized that the location of the path to the west of the LEAP is an appropriate option. The alignment of the gas easement prevents the LEAP from moving over any further.