

Consultee	Consultee Comments	Response
Conservation Officer 22/05/26	No concern regarding the impact to heritage	-
Arboricultural Officer 05/06/26	No comments	-
Landscape Architect 17/06/26	Condition 8 wording part i: <i>Details of individual character areas</i> 1. Modification is requested for the Channells Gate Character Area. Given the highly sensitive abutting priority woodland, this area should reflect a low density and informal character and layout, as envisaged for the Bush Hamlet Character Area. A large, wooded buffer is requested between proposed development and the priority woodland in order to protect, conserve and enhance the woodland in line with HDPF Policies 25, 31 and 33.	The woodland adjacent to this area is not Ancient Woodland so does not require a formal 15m buffer. A buffer will however be provided to protect existing trees to be retained.
	2. As above, the southern areas of Owls castle Fields Character Area should also reflect a lower density and informality given the abutting green infrastructure associated with Channells Brook, the sloping topography and the connecting priority woodland.	The density was approved through the Outline Planning Permission ('OPP') Parameter Plan where the general approach is for higher density within the centre of parcels and along primary roads with more diffuse densities to parcel edges. As such this is already secured.
	Condition 8 wording part ii: <i>Placemaking objectives</i> No concerns raised.	Noted
	Condition 8 wording part iii: <i>Indicative Layout</i>	Noted

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	No concerns raised, noting that slight adjustments may be required during detailed proposals in order to protect, conserve and enhance landscape features and character.	
	Condition 8 wording part iv: <i>Development Mix</i> No concerns raised.	Noted
	Condition 8 wording part v: <i>Hardsurfacing and external finish materials for residential, commercial and community use areas</i> No concerns raised.	Noted
	Condition 8 wording part vi: <i>Sustainable landscape construction principles, including an outline Phase wide soil resource plan in accordance with codes of landscape best practice</i> 1. Natural Habitats & Wildlife a) As with the other buffers listed, please include a minimum distance in metres for the buffer zone adjacent to existing watercourses. We recommend this is at least 5m to resist changes to topography in proximity to sensitive riverbanks.	Wording to this effect has been included as it will not likely be possible to build within 5m of an existing watercourse anyway (with the exception of general landscaping, arb work, drainage related work and any timber bridges).
	2. Inclusive Access a) We request that the design hierarchy within HDC's Inclusive Spaces Guide is followed for play provision. Please add	The s106 already includes many requirements around accessibility/ inclusivity. However, detailed RM applications will consider any further measures within HDC's Guide relevant/ applicable to the specific proposals.

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		As such, reference has been added to the DLS, referring to Appendix 8 of the s106 and that future RM proposals shall consider HDC's Inclusive Spaces Guide where relevant.
	3. Waste a) Please add 'or left in situ where appropriate' after 'Felled trees and vegetation to be chipped and reused as mulch'.	This has been added.
	4. Sustainable Water a) Please amend 'appropriate engineered solutions' to 'landscape led solutions' as there is scope site wide to explore SuDS beyond attenuation basins, crates and swales. See point viii.d.1.	The OPP (and subsequent discharge of OPP C17) approved the overarching drainage strategy and so this is reflected in the wording of this section. The DLS needs to be consistent with the OPP and with the Phase 1 DLS which provided the same wording. As such, no amendment required.
	5. We advise that a further heading of 'Climate' is included. This should include principles relating to emissions, locally sourced materials, water storage and measures to reduce urban heat island effect.	The requirement for a 'Climate' heading is not required by the condition. Consideration of climate including material sourcing, water and resource efficiency is covered by other condition requirements, including the CEMP, and general planning policy requirements which would need to be reflected in any Reserved Matters application regardless of whether contained within the DLS or not. Therefore, we do not propose to 'double up' on this when it is a requirement elsewhere.
	Condition 8 wording part vii: <i>Provide principles, approximate heights, materials and acoustic expectations of all bunds</i>	Noted

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	No noise attenuation bunds proposed within Phase 2, therefore no concerns raised.	
	Condition 8 wording part viii: <i>The landscape strategy for the Phase including:</i> a. <i>Landscape design principles for green corridors, open spaces, streets, mews and lanes, squares and car parking areas;</i> 1. It is advisable that purposes, functions and target audiences of all Key Open Spaces are specified in line with OSSR typologies. For example, it is unclear if the Bailey Road open space is amenity greenspace or natural and semi natural space. 2. While illustrative plans are indicative only, wetland areas should ideally be labelled in addition to existing labels. 3. Please specify that generally no more than two tandem spaces are to be provided for each dwelling. (pg.124).	1. In regard to the functions and target audiences for these spaces, this is covered off within the s106 which provides at Appendix 8 details of the GI standards, characteristics and features of the different types of spaces. In addition, the s106 requires that L&G agree a Greenspace Plan for Phase 2 which identifies the different types of greenspace as defined in the s106. This addresses this point and will be submitted separately pursuant to the s106. 2. There are no wetland areas within the Phase 2 area. Permanently wet new features were included in Phase 1. However, Phase 2 already has several existing watercourses that provide 'wet' features. The strategy for Phase 2 is to create complementary landscape features but not seek to compete with the existing watercourses. 3. This has been added.
	b. <i>A general arrangement plan indicating location and size of hard and soft landscape areas including landscape buffers, open spaces SuDS, car park</i>	Noted

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	<i>areas, other vehicle and pedestrian access and circulation areas, children's play areas, exercise trails, noise reduction measures, earth mounding, etc.,</i> 1. None provided, however this can be secured during detailed proposals	
	c. <i>Design principles and themes for planting including street trees, amenity areas, naturalistic and native species, structural planting and wildflower seeding;</i> 1. While marginal planting is welcomed, reliably and/or permanently wet areas are required for it to successfully establish. However, the associated attenuation basins proposed are typically dry, as noted within the document. Please amend to associate marginal planting with wetland or pond areas. 2. Nevertheless, attenuation basins should be included within the planting strategy and proposed to be planted with variations in vegetation structure, such as shrub planting, in order to blend aesthetically into their surroundings. Please specify attenuation basin planting as a typology. 3. Please specify that street trees along primary and secondary streets (pg.84-85) should reflect species chosen for their large size at maturity and their dense canopies in order to provide shade, in line with sustainability principles. 4. It is additionally recommended that multiple species are delivered for street tree planting to avoid urban	1. This has been clarified in the text. 2. The reference to planting around basins is included as a typology: "<i>Damp grassland and marginal planting in association with provision of SuDS attenuation basins</i>" (pg.61). It is not considered this needs to be any more specific than this as it then allows each RM application to provide the appropriate type of planting around the basins depending upon their location/nature. In addition, this is the same as set out within the Phase 1 DLS so needs to be consistent. 3. Text has been added to ensure that the largest trees possible can be used, but having regard to the adoption standards required by WSCC and any

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	monocultures, and for biosecurity and seasonal interest. Please amend.	restrictions when close to buildings with regard to foundations. 4. This has been updated to include.
	d. <i>Design principles for Sustainable Drainage Systems (SuDS) including ponds, swales and basins to ensure that these are of a naturalistic appearance well integrated into the landscape, designed to be beneficial to wildlife and ecology and having regard to the Airport Operators Association Safeguarding Advice Note 3: Wildlife Hazards Around Aerodromes (August 2016).</i> 1. There is an overreliance on attenuation basins and engineered systems, as opposed to landscape led solutions which is the preferred approach. We recommend addressing accordingly, incorporating features such as rain gardens, rills, reedbeds and blue green roofs.	The proposals for the future Reserved Matter applications must be in accordance with the approved site wide drainage strategy which relies upon attenuation basins. This approach cannot therefore be changed through the DLS.
	e. <i>Hard landscape palette for surfacing, fencing, walls, street furniture, lighting columns/ lanterns;</i> 1. Timber equipment is recommended to have steel footings to prolong longevity and avoid rotting. Please address accordingly. 2. Primary and Secondary Road lighting colour temperatures should be 2700K or warmer within ecologically sensitive areas, noting that WSCC standards state that these temperatures can be adopted and are advisable in special circumstances. Please amend. 3. Please specify a colour temperature of 2700K for the Kirium bollards in order to be sensitive to the high	1. The longevity of these features is noted, however it would not be possible to commit to this approach through the DLS when requirements may change over time. This can be reviewed at the appropriate time through the RM Applications instead. 2. The lighting within these areas has to accord with the adoption requirements of WSCC so this needs to be accorded with in these locations. As such no change proposed to this text. 3. This has been added accordingly.

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	proportion of ecologically and landscape sensitive areas throughout the scheme. - Limiting the times that lights are on is also requested, providing dark periods in order to limit disruptive effects on the photoperiodism of existing and proposed trees. - Under 'Brickwork' (pg.128), please amend to include the use of feature bricks and patterns as an accent material within boundary brick walls abutting the public realm, in order to enhance visual amenity.	- This has been added accordingly. - This is considered to be a detailed matter for the RM Application stage rather than as a principle through the DLS, so this text will not be added at this stage.
	f. <i>A Play Strategy detailing the location of different types of play area, appropriate buffer zones to each play area, target age group for each play area, illustrative play equipment for each equipped area and design themes for each play area.</i> - More emphasis on inclusivity and accessibility is recommended to be made within the Play Strategy (pg47-48). As per point vi.2.a, it is requested that the design hierarchy within HDC's Inclusive Spaces Guide is followed. - Buffer zones have not been indicated, however these can be provided during detailed proposals. - Target age groups have not been detailed, however this is acceptable at this stage.	- The s106 already includes many requirements around accessibility/ inclusivity. However, detailed RM applications will consider any further measures within HDC's Guide relevant/ applicable to the specific proposals. As such, reference has been added to the DLS, referring to Appendix 8 of the s106 and that future RM proposals shall consider HDC's Inclusive Spaces Guide where relevant. - Noted - Noted
	g. The timing of provision of strategic open spaces. No timing details provided, however no concerns raised on landscape grounds.	Noted