

DISC/26/0055 – Hawksbourne Wood

Response to Landscape Officer Consultation Comments

The Landscape Officer's consultation response dated 18 June 2026 has been reviewed. The following information is provided in response to the outstanding matters identified.

1. Tree Species and Quantities

In response to the comments regarding species diversity and quantities, the proposed tree planting comprises:

- 6 × *Betula utilis*
- 4 × *Amelanchier lamarckii*
- 3 × *Tilia cordata*
- 3 × *Carpinus betulus*

This provides a total of 16 trees across four species and increases species diversity whilst maintaining the intended woodland-edge character of the development.

2. Lighting

The request for a lighting plan and lighting specifications is noted.

Detailed external lighting is already secured through Condition 8 of the planning permission, which requires the submission and approval of a Lighting Design Scheme for Biodiversity prior to occupation of the development.

The detailed design and specification of any external lighting will therefore be submitted pursuant to Condition 8 prior to occupation of the development.

No street lighting or floodlighting is proposed. Any external lighting will be limited to that necessary for the safe operation of the development and will be designed in accordance with the approved biodiversity lighting scheme.

Given that detailed lighting design is already secured through Condition 8, it is considered that this matter should not prevent the discharge of Conditions 3 and 4.

3. Signage

A limited number of discreet informational signs will be installed within the site.

The signage will:

- Identify and protect areas of Ancient Woodland.
- Encourage visitors to remain on designated routes.
- Promote responsible enjoyment of the woodland environment.
- Advise visitors to respect wildlife and sensitive habitats.
- Provide information regarding woodland management and biodiversity enhancement measures.

- Require dogs to be kept on leads when using designated woodland routes (where applicable).

The signage will be modest in scale and positioned only where necessary to inform visitors and protect sensitive ecological features.

4. Underground Services and Easement Zones

The attached utilities drawing demonstrates the coordination of the landscape strategy with the proposed underground infrastructure.

Electricity, water, telecommunications and foul drainage services have been grouped within the central access corridor to minimise ground disturbance and avoid conflict with proposed landscaping.

No known third-party easements cross the development area.

It is therefore considered that the submitted information satisfactorily demonstrates the coordination of landscaping and underground services.

Conclusion

The information above, together with the submitted utilities drawing, addresses the outstanding matters raised within the Landscape Officer's consultation response.

It is therefore respectfully requested that Conditions 3 and 4 are discharged.

Utilities Coordination Plan



Note: Not to scale