

Hi Gill,

I see the attached letter from Steve Bloomfield includes reference to site section cut and fill and, specifically, the additional details provided in Appendix D of the Flood Risk Assessment, Surface Water Drainage Strategy and Foul Drainage Strategy by PJA (May 2024 06842/FRA/001 P11). Steve also refers to an Indicative Preliminary Cut and Fill Assessment. I note that the information Steve refers to is in Appendix D Earthworks that is within Appendix J Hydraulic Modelling Report of the main document – on page 239 and 240 of the main report.

I have now had a look at Appendix D and agree with Steve that the earthworks proposed are significant. Cross referencing the Indicative Preliminary Proposed Levels drawing within Appendix D with Figure 11: Illustrative Landscape Masterplan drawing P22-2506_EN_0011_E_0001 Rev E and the Illustrative Landscape Sections P22-2506_EN_0015_C_0001 Rev C, it would appear that the contours rise quite steeply between where the footpaths are shown on landscape cross sections 1 and 2 – and I suggest the alignment of the footpath/contours need to be reconsidered in this area. Elsewhere, the landscape sections appear consistent with the cut and fill illustrated in Appendix D. New planting as shown indicatively on Figure 11: Illustrative Landscape Masterplan would appear to be achievable on the ground after earthworks are completed – however, some planting would be on fairly steep contours and some would be into made up ground which should be allowed to settle before any planting is implemented. I suggest those factors would need to be considered as part of any detailed planting design and phasing at the RM stage, if outline consent is granted at appeal.

Looking at the Indicative Preliminary Cut and Fill Assessment plan (on page 239 of the Flood Risk Assessment, Surface Water Drainage Strategy and Foul Drainage Strategy document by PJA), it does appear that the greatest amount of fill (between 2.5 and 3.7m) is towards the north-western part of the site – creating a raised plateau that would render dwellings upon it most visible against the backdrop of Tiddesley Wood. This is a point of concern that I raised in my initial landscape comments and reiterated in my further comments of 21 May 2024 – that development on the application site as proposed would impact adversely on the character of this part of the Wooded Estatelands Landscape Type by introducing suburban built form into an identified wooded agricultural landscape, and by affecting the setting of Tiddesley Wood which is an important and characteristic feature of the Landscape Type (the woodland component being a critical element in defining the character of the Landscape Type). The way in which Tiddesley Wood and its ancient woodland character is perceived in public views would be adversely impacted by development, when viewed both locally and in the wider landscape, and that would be exacerbated by raising the ground levels upon which dwellings would be constructed so significantly to the foreground of Tiddesley Wood.

Turning to the arboricultural considerations that Steve raises, it does indeed appear that there are a few locations where mature vegetation/trees coincide with proposed changes in ground levels – looking at the Indicative Preliminary Cut and Fill Assessment within Appendix D and conjunction with the Planning Submission (Arboriculture) document dated April 2024. Trees 3049 (wild cherry) and 3015 (oak) may be affected together with parts of TG3026 (blackthorn/hawthorn thicket) and

HR3006 (blackthorn thicket). I trust that Nick, as Tree Officer, will advise on the potential effect of the proposed earthworks on existing trees – but please note that he is on leave until 15 July, and so if you require an opinion regarding existing trees before that then please let me know. Susanne may also wish to comment on potential impacts on those thickets from an ecological perspective – although the areas affected are relatively small compared to that retained.

Thanks.

Eileen Marshall (Mrs) BSc (Sp Hons), DipLA, MA, MCIHort
Landscape Officer (Mon, Tues & Thurs all until approx. 2.30pm)

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