

Burnett, James

From: Planning Comments (SMDC)
Subject: FW: SMD/2016/0515 - Home Farm, High Street, Dilhorne

From: Massey, Steven
Sent: Wednesday, May 17, 2017 12:31 PM
To: Jane Curley
Cc: Planning (SMDC)
Subject: SMD/2016/0515 - Home Farm, High Street, Dilhorne

Jane,

I have the following comments on the amended plans for this application:

Since my initial comments e-mailed on 19/12/2016, the proposed scheme has undergone a number of amendments culminating in the present amended layout Drg. No. 15/11/11/25 Rev G. The application seeks full planning permission (following a previously granted outline SMD/2014/0143). The current proposed layout includes an indication of new landscaping; however, this is not fully detailed or specified, and is not sufficient to approve at this stage as a comprehensive landscaping scheme. Therefore a suitable landscaping condition should be imposed in the event that planning permission is granted:

1. Before the commencement of development a landscaping scheme shall be submitted to and approved by the LPA. Such a scheme shall in particular make provision for planting a new mixed native species hedgerow including standard hedgerow trees along the north-eastern and north-western boundaries of the site. The landscaping scheme so submitted shall include full details of all new tree and shrub planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

In terms of the layout as amended, repositioning of dwellings now allows space to establish and maintain suitable native hedgerow planting to the NE and NW boundaries as requested in the above condition. The current amendment is therefore considered to be an improvement over the initial layout.

The indicative landscaping includes very basic suggestions for species, which will need to be worked up into full detail for any subsequent landscaping scheme. However, I would suggest that Wild Privet as shown would not be appropriate as a basis for the new boundary hedging; although a British indigenous species, it is not particularly known as a hedging shrub and is certainly not characteristic of rural hedgerows in the Staffordshire Moorlands. A typical species mix based on majority Hawthorn, together with supporting subsidiary species such as Holly, Hazel, Field Maple, Blackthorn and Wild Rose would be more appropriate, also incorporating standard hedgerow trees such as Common Oak, Rowan, wild Crab Apple and some individual Hollies and Field Maples allowed to grow on as trees rather than being maintained as hedge.

Plot dividing hedges as indicated within the site, together with some on-plot tree planting, could be less strictly native but would still generally be more appropriate if reflecting characteristic rural character.

However, these are matters of detail for subsequent condition discharge, and subject to inclusion of a landscaping condition as above or similar, I have no objection to this application.

Steve Massey

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