

SMDC Planning Reference –	SMD/2021/0550		
Site Name –	Fole Dairy, Uttoxeter Road, Fole		
Summary of proposals -	Landscape Reserved Matters Application		
Consultation Note Subject –	Landscape and Visual Matters		
Planning Case Officer –	Jane Curley		
Landscape Comments Prepared By –	Stuart Ryder of Ryder Landscape Consultants		
Date of site visit —	No visit	Date of response	24/6/22
Summary of comments –	Acceptable in broad terms but insufficiently detailed to allow a final approval of landscape reserved matter.		

Dear Jane

Fole Dairy, Landscape Reserved Matters Application – Landscape and Visual Comments

Thank you for appointing us to review the landscape and visual aspects of the submitted Landscape Strategy for the scheme for 48 residential units at Fole Dairy, my response is set under the following headings;

1. Methodology
2. Steve Massey comments
3. Expansion of points
4. Next steps

1. Methodology

Staffordshire Moorlands District Council (SMDC) appointed Ryder Landscape Consultants to consider the submitted Landscape Strategy Dwg No. 461-KL-ZZ-00-DR-L-001 Rev P02 dated 25.4.22 by Kova Landscapes Ltd. I also took the opportunity to consider the Ritchie & Ritchie Landscape Principles drawing 155A but this did not show any particular detail so was not considered further.

I have marked up a copy of the Kova drawing and passed brief handwritten notes on it numbered 1 to 26. These are expanded upon in more detail in Section 3 of this note.

Some suggested next steps are made in Section 4 for discussion with / consideration by the Applicant.

2. Steve Massey comments

I have read the comments made by Steve Massey in his capacity as the Authority's Arboricultural Officer and agree with them so do not repeat the matters he raises particularly on arboricultural issues.

3. Proposals for the Site

The review drawing has been marked up with the following;

- Points 1-12 running roughly clockwise around the drawing itself; and
- Points 13-27 on the key, title box and in the adjacent blank space.

Point	Nature of comment	Expanded comments
1	Stump removal	The conifer stumps identified for removal should be removed totally and not just stump ground. This may require works including the importation of topsoil to make good the area where the stumps stood. <i>REASON – To provide an acceptable growing medium for replacement trees.</i>

Point	Nature of comment	Expanded comments
2	Culvert protection	To prevent unauthorised ingress to culvert whilst at the same time allowing passage of wildlife species. <i>REASON – On safety and wildlife movement grounds</i>
3	Channel maintenance access	Ensuring there is safe access for operatives and any necessary machinery to keep banks of the channel maintained and for conducting repairs or clearance of the channel. <i>REASON – Ongoing safe maintenance and visual amenity purposes.</i>
4	LEAP Access Points	There needs to be at least 2No. access points to the LEAP in the self-closing, finger trap free gates that are proposed. <i>REASON – Good design to restrict bullying and unsafe play.</i>
5	LEAP Detail Design	A detail design for the LEAP should be submitted along with details of equipment, safe fall heights, any safety surfacing and ongoing management and maintenance requirements for review by Play Safety Officer. <i>REASON – To ensure user safety.</i>
6	Dashed redline	Unsure what the dashed red line is meant to represent, guessed it could be the Environment Agency's 8m Byelaw wayleave. Has the Environment Agency passed comment on proposals that stretch down to watercourse? <i>REASON – To ensure consistency with a Statutory Consultee</i>
7	Semi-natural buffer creation	How is this semi-natural going to be created? Active planting or seeding, natural colonisation or some other method? How to ensure beneficial habitat rather than ruderal or invasive species? <i>REASON – To ensure beneficial habitat is created.</i>
8	Semi-natural buffer management	Associated with Point 7 above how is the semi-natural buffer going to be managed? If it is to be managed as indicated by private householders whose gardens stretch down to river what is stopping them changing the management regime? <i>REASON – To ensure beneficial habitat is retained and to stop unwanted succession.</i>
9	Access to River Tean channel	How is this to be achieved and does it satisfy the Environment Agency? <i>REASON – To satisfy a Statutory Consultee and allow ongoing management of flood risk.</i>
10	Outfall from Pumping Station	None is shown so it may be a closed foul drain pumping system but if there is any discharge to the River Tean other than from the mid-Site channel how is the outfall going to be maintained? <i>REASON – To ensure safe management of drainage infrastructure.</i>
11	Holly percentage in hedge	If the hedge to the north has a high percentage of holly it would be a good precedence to follow with the new southern end near the pumping station which would ultimately benefit from the year round screening of this evergreen species. <i>REASON – Local landscape character and visual amenity</i>
12	Ivy hedge creation	Ivy hedges never appear as strong or as authentic as native hedges made up of shrubbier species. Traditional hedges have a greater ecological and visual presence as a boundary treatment. <i>REASON – To ensure landscape quality and amenity of boundaries.</i>

Point	Nature of comment	Expanded comments
13	Tree species and planting details	Need species details and a planting detail for the proposed trees. This will allow their long-term suitability for their locations to be considered. Confirmation of species type may also affect foundation design and selection of service corridors on Site. <i>REASON – to consider appropriateness of species proposed for a residential area and their contribution to Fole as a village.</i>
14	Rear garden tree protection	The proposal to plant smaller trees in rear gardens is welcome as a way of providing increased tree coverage within the proposals but what is stopping their removal, or guaranteeing their establishment in the first place if in the management of residents rather than the Applicant? <i>REASON – To establish and retain long-term visual amenity within the development.</i>
15	Willow in SuDS channel	Willow can be a very invasive species depending on species planted and space / water supply available to it. What management regime is in place to maintain the appearance and flow dynamic along the channel whether it be willow, dogwood or any other tree or shrub species planted? <i>REASON – For interest of visual amenity and effective water conveyance along the channel.</i>
16	Ivy hedge v Full Native Hedge	Repeat of Point 12 – please see above.
17	Amenity grass management	The primary amenity grass area appears to be the LEAP. The key's statement simply states 'regular basis' for management of any amenity grass – what does this involve, who conducts it and on what frequency? <i>REASON – To ensure suitability of use within the LEAP and general visual amenity across the development.</i>
18	Wildflower grass management	Similar questions to above point regarding wildflower grass management. In addition, some of the areas appear to be heavily planted which may conflict with long-term sustainability of wildflower grass character through over-shading. <i>REASON – To ensure long term sustainability of flowering lawns and verges.</i>
19	Wildflower seed bed preparation	The creation of wildflower grass areas can be problematical, is any soil sampling and possible de-nutrication to be undertaken and what is the contingency plan should they fail to establish or if local people do not want them near their property on the grounds of perceived messiness? <i>REASON – To ensure successful establishment and acceptance of the wildflower and flowering lawns and verges as proposed.</i>
20	Pyracantha Instant Hedge	It is difficult to differentiate which of the instant hedges was Pyracantha and which is native mixed. Both are good products in the right location with Pyracantha not good adjacent to footpaths because of risk of scratching passer-by but also for its ability to trap litter or blown recycling. Is pyracantha hedging truly needed for security reasons? <i>REASON – To reduce avoidable landscape management challenges.</i>
21	Plant Schedule	Recognising that this is simply a Landscape Strategy Plan and the

Point	Nature of comment	Expanded comments
		Applicant may be wishing to receive comments before having the planting scheme drawn up fully the next iteration of the proposals should have a full Plant Schedule to accompany them to detail plant species, plant types, form & sizes, planting densities and other pertinent information. Grass / turf mixes should also be included. Nor is there any Specification for planting operations. <i>REASON - To ensure that the initial establishment and future management of the external realm is successful.</i>
22	LEMP or Equivalent	A Landscape and Ecological Management Plan or similarly named document has not yet been submitted. One requires preparation to confirm the establishment care for the landscape proposals and define their long-term management. It should explain who is to undertake the work and how it will be funded assuming that there will be no adoption of any areas by either the Local or Parish Councils. It should give confidence that the work will be undertaken and be useable as a document to instruct landscape contractors to undertake the work i.e. contain suitable plans and schedules of activities to describe and locate the management objectives and maintenance activities to achieve them. <i>REASON - To ensure that the initial establishment and future management of the external realm is successful.</i>
23	Play Area access points	Same as Point 4 – 2 No required. <i>REASON – Anti-bullying good design principle.</i>
24	Surfacing choices	Resin bound gravel is the only one of the hard landscape materials listed that will soften and integrate development into the rural surroundings. A separate hard landscape plan should be produced to explain external realm surfacing, edging, fenestration and any street furniture such as road name signs and street lighting. Such a hard landscape plan would be aided by illustrations of final material choices with manufacturer's product references and colour choices indicated to allow assessment of their suitability for this rural location. There is also the matter of Highway Adoption to be defined and acceptance of the surfacing details by the Highway Authority. <i>REASON – To ensure visual amenity and long-term suitability of hard landscape treatments across the Site.</i>
25	Architectural revision for landscape strategy base	Please confirm which iteration of the architectural proposals that the landscape strategy plan is based upon in any future updates. <i>REASON – To ensure consistency between architectural and landscape proposals.</i>
26	Scale for detail design	Future design drawings should be at a greater scale typically 1:200 or greater to allow clearer illustration of the proposals. Splitting of the layout plan over two or more drawings is acceptable. <i>REASON – For clarity of information and to provide certainty when listing approved drawings.</i>
27	Native shrub planting	There appears to be lots of benefits claimed for the native shrub

Point	Nature of comment	Expanded comments
	location	planting but there only appears to be one modest area of it set near the pumping station, is it anywhere else within the proposals? <i>REASON – For understanding the design intention of the planting proposals.</i>

4. Next steps

The proposals indicate what appears to be a potentially acceptable set of landscape proposals for former dairy site that should create an attractive place to live as well as some habitat value. However there is not sufficient information shown to confirm this with certainty. It is recommended that the following landscape information is supplied;

- Soft landscape plans and schedules at 1:200 scale or greater;
- Hard landscape plans and schedules of materials to allow an understanding of character again at 1:200 for plans and larger scale for any details;
- Planting operations specification (Summary of activities and workmanship standards acceptable instead of full contractual specification)
- Landscape and Ecology Management Plan for the Site;
- Confirmation of adoption intent for roadways on scheme and other features such as the LEAP, culverts and access to River Tean.

I trust you find these notes useful as you manage the determination of this Reserved Matter application. Should you have any queries please do not hesitate to contact me.

Stuart Ryder

24/6/22