



Planning Services  
Mid Suffolk District Council  
Endeavour House  
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Ipswich  
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05/07/2019

For the attention of: Alex Scott

**Ref: DC/19/01554; Land off Hunston Road, Badwell Ash, Suffolk**

Thank you for re-consulting us on the Outline Planning Application (some matters reserved) for the erection of 52 No. dwellings and creation of new access road (re-submission of refused planning application DC/18/00465).

This letter sets out our consultation response on the landscape impact of the planning application and how the proposal relates and responds to the landscape setting and context of the site.

**Review of submitted information**

The proposed application site is located outside the village settlement boundary of Badwell Ash, positioned south-east of Hunston Road within an existing area of grassland bounded by trees and shrubs on its northern and western boundaries. The *tree survey and arboricultural impact assessment (AIA) plan* (Document ref. 7187805) states that large parcels of Category B trees will be removed to give capacity for the development. Many of these parcels have also been categorised as having 'high' visual amenity value. Within the *Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement & Tree Protection Plan In Accordance with BS 5837:2012* report (Ref. 6338) A005 and G003 have been allocated 'high' status, meaning they are items of "high visual importance" and contribute to the sites "amenity value and prominence on the skyline along with functional criteria such as the screening value, shelter provision and wildlife significance." According to Policy CS5 of the Mid Suffolk District Core Strategy (Adopted 2008) "*The Council will protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encourage development that is consistent with conserving its overall character.*" For this reason, we would expect trees of 'high' status to be retained where possible.

The Suffolk Landscape Character Assessment defines the site and the surrounding area as part of the Ancient Plateau Claylands landscape character type (LCT). Some of the key characteristics for this LCT are flat or gently rolling arable landscape dissected by small river valleys, field pattern of ancient enclosure, scattered ancient woodland parcels made up of oak, ash, field maple, hornbeam and small leaved lime and hedgerow with hedgerow trees. Because of this, there is an expectation that these landscape features should be retained where possible to ensure the landscape character is preserved. For this reason, where vegetation is being removed, we would advise mitigation planting that is of local provenance is provided.

**If minded for approval I recommend that the following landscape and design aspects are considered:**

- Currently the proposal provides mitigation opportunities such as a wildlife pond, attenuation pond and wildlife hibernacula, but none of it is integrated within the built envelope and instead is rather separate and unconnected. For instance, the central parcel should be proposed as a green/open space with integrated SuDS, informal play and planting to give the development a greater sense of place.
- Streets are not just corridors for movement. They are inherent to a settlements sense of place, identity and reflect its communities. Street designs therefore need to reflect this. Where possible, we should be looking to be innovative with our approach to water management and the integration of SuDs within the built envelope through the use of rain gardens and swales. SuDS can improve the quality and, in most cases, aesthetics of the public realm and developments by creating attractive and multi-functional landscape features.
- The new access should be located as to minimise impact on the vegetation on the frontage with Hunston Road. Where low value vegetation is removed, we would suggest mitigation planting is proposed to reduce visual and landscape impact.
- Where new trees, shrubs and hedgerows are proposed, we would expect these to be native species that are appropriate to the local landscape character.
- Road and footpath surface treatment should be sympathetic to the rural character of the site.
- The dwellings should be limited to two storeys and an appropriate building footprint. It should be sympathetic to the local built vernacular and incorporate local materials and features where possible.
- Existing trees within private curtilages should be under a restrictive covenant.

**In the event that approval of this outline application is forthcoming then the following reserved matters conditions should be considered:**

**ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE MANAGEMENT PLAN.**

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 10 years. Both new and existing planting will be required to be included in the plan.

**ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPING SCHEME.**

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction. The soft landscaping plan should include plant species, quantity, location and sizes of the proposed planting. The plans should clearly show the position of new fencing and gates in relation to existing and proposed planting.

**ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: SUSTAINABLE URBAN DRAINAGE SYSTEM (SUDS) DETAILS**

Prior to the commencement of the construction of the dwellings details of SuDS shall be submitted to and approved in writing by the Local Planning Authority. This should include; detailed topographical plans, a timetable for their implementation and a management and maintenance plan.

If you have any queries regarding the matters raised above, please let me know.

Yours sincerely,

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**Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils** Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.