Appendix 4 Summary of applicants supporting information

Planning Statement – this document provides an overview of the proposal by detailing the planning history of the development; identifies the proposed changes to the respective conditions and considers the extent of the changes to the conditions against the provisions of the Development Plan. The application is proposed to alter conditions to enable a phased implementation of the landscaping and a revised scheme of landscaping. The proposed approach to the phasing ensures the strategic landscaping is still provided at early stages to provide a landscape framework for the development. The revised scheme of landscaping incorporates native trees on the eastern boundary of the site as required by condition 8 but also increases the area of woodland planting along the southern boundary and introduces large growing trees at important locations throughout the site. The statement also indicates there has not been any material change in planning policy since the approval was granted for the detail of the development and the submitted application is considered to accord with the provisions of the Development Plan and there are no material considerations which would indicate that the proposed application should refused.

Landscape Management and Maintenance Schedule – this document details the landscape management and maintenance arrangements for all landscaping within the development. It identifies each landscape component including the existing woodland and identifies the objectives behind the management of each component; the management and maintenance tasks associated with the respective component; the time of year when maintenance will be undertaken as well as its frequency.

Landscape Planting Phasing Proposal – this document requires to be read in conjunction with the Proposed Landscape Phasing Plan and provides a written description of the suggested planting phasing. It identifies 9 phases of landscaping and details when each phase would be implemented.