

MEMORANDUM

From:	Raymond Barry Green Infrastructure Delivery Officer		
Service	WBC Infrastructure	Green	App No: 242665
Address:	Land west of Kingfisher Grove, Three Mile Cross.		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent 201002 (approved under appeal ref. APP/X0360/W/22/3304042 dated 31/01/2023) for the erection of 49 no. affordable dwellings with associated drainage and attenuation, open space and landscaping. Details of appearance, landscaping, layout and scale to be considered, plus details for discharge of conditions 11, 12, 13, 15 and 16 from the Outline permission.		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Sustainable Drainage Systems (SuDS) – Condition 11

The proposed SuDS strategy relies solely on end-of-pipe solutions, such as detention basins and closed pipe systems, without incorporating a more holistic and integrated approach to surface water management. Given the ample space available within the site, there is a missed opportunity to implement a more sustainable, visually appealing, and multi-functional drainage strategy.

A well designed SuDS scheme should prioritise naturalistic and multi-benefit solutions that contribute to biodiversity, public amenity, and the overall landscape character. The scheme should explore the use of swales, tree pits, and rain gardens, which can provide effective water management while also enhancing ecological value and visual interest. These features should be designed to feed into a series of naturalistic basins that integrate seamlessly with the wider landscape, offering aesthetic value, informal recreation opportunities, and ecological function. A revised proposal should demonstrate how surface water management can be fully integrated into the development's landscape strategy to deliver both functional and placemaking benefits.

Management Plan – Condition 16

It is premature to assess and approve a management plan at this stage, as any subsequent changes to the site layout, design, or landscape strategy would require revisions to how the landscape is managed. Submitting a management plan before the design is finalised risks unnecessary and abortive work. A more appropriate approach would be to ensure that the design is fully developed and agreed upon before the management plan is prepared.

Formal and Informal Open Space

The current landscape design lacks functionality and a clear vision for how residents will engage with and benefit from the open spaces. A well-designed landscape should create meaningful, inviting, and multifunctional spaces that encourage social interaction, recreation, and well-being.

There needs to be a stronger emphasis on placemaking, with a clear hierarchy of spaces that cater to different uses ranging from structured formal areas to more naturalistic, informal spaces that support biodiversity and passive recreation. Thought should be given to pedestrian circulation, accessibility, and the integration of seating, planting, and other landscape features that enhance the user experience. Additionally, consideration should be given to how these spaces will be activated and programmed to ensure they serve a genuine purpose within the community. A mown grass path around a field is not acceptable.

Play Area

The illustrative plan does not provide sufficient detail regarding the provision of play within the landscape scheme. Play should be an integral component of the open space strategy, not an afterthought. The design should incorporate high-quality, imaginative play features that blend seamlessly with the surrounding landscape, creating an engaging and inclusive environment for children of all ages. A well-designed play area should go beyond standard equipment and consider opportunities for natural play, sensory experiences, and creative engagement with the landscape. This could include elements such as sculptural play features and nature-based play structures that encourage exploration and imaginative play (i.e. an LLAP).

I would suggest the applicant (with landscape architect) set up a series of design workshops with the Council to work out how the landscape can be design effectively.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	30.01.25	Signed:	Raymond Barry
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