

Application at: Forest Hill Farm Pottery Lane Strensall York YO32 5TW
For: Condition 4 of 16/01061/FUL
By: Mr Tom James, York Pullman Bus Company Ltd

Landscape and Environmental plan

The scheme as provided is a proposed scheme for approval in accordance with the original direction at approval of planning dated 09.05.2019. This original approval did not require the originally submitted scheme to be implemented but rather directed that a scheme be provided for approval. This revised scheme was provided and registered on 15.02.2023.

The scheme provided for approval has taken careful account of several directives within the planning process including;

- i. Consideration of a scheme that takes account of the variety, suitability and disposition of species within the site in the interests of the character and appearance of the area.
- ii. Consideration of a scheme that will promote and protect residential and visual amenity.
- iii. In accordance with the Planning Committee Report dated 21.02.2019, on behalf of Planning and Environmental Management (Landscape Architect) section 3.3 which states *'The proposed Landscape Mitigation Plan provides suitable landscape mitigation, and makes a valuable addition to the landscape and wider views of the application site, with the exception of the Leyland Cypress hedge. This hedge would introduce an incongruous landscape feature, and should be removed and replaced with a double-row mixed native hedge.'*
- iv. In accordance with the same section of Planning Committee Report dated 21.02.2019, on behalf of Planning and Environmental Management (Landscape Architect) section 3.3 which states *'The coaches are generally not visible from the land at the front of the original farmhouse, which sits pleasantly back from the road beyond a small paddock/orchard/meadow. In all, the existing and proposed planting is an asset to the area, with the exception of the Leyland Cypress.'*

The approval as granted was not conditioned to provide the original scheme but to provide a scheme for approval and the scheme hereby provided for approval adequately meets the screening criteria outlined in the officer report.

- The proposed scheme is similar in nature to the originally submitted scheme with the following benefits;
 - The level of planting, mix of suitable, native species and extent of planting is increased. This provides increased screening of the site as approved from neighbouring properties, the highway and the general public in a most natural and in-keeping way.
 - The scheme area to the west and south sides is increased with the benefit of providing additional screening as above together with significantly increased planting and new habitat for native birds and general tree dwelling life.
 - The scheme area to the east side [mix 2] is will form a new area of planting line in front of the existing Leyland Cypress. This serves to provide a more native area of mixed planting which will be both in-keeping in its nature and also serve to facilitate the removal of the Leyland Cypress hedging over a planned period following the initial planting, in accordance with committee recommendations at [iii] above.
 - The location of the planting scheme area [mix 2] **retains the existing large, mature tree-line** to the west of this planting that currently separates the area of hard-standing from the grassed area at the eastern side of the site, meaning that there is no new, additional or increased potential for further expansion into the eastern part of the site. There is no proposal or intention to remove any of these existing large, mature trees now or in the future.
 - The location of the planting scheme area [mix 2] retains the existing grassed area which will be to the benefit of wildlife. This area is significantly beneficial as a natural area for plants and wildlife.
 - The location of the planting scheme area [mix 2] allows for the formation of the new tree line and planting away from the vehicle movement area reducing noise, air and light pollution to the tree habitat for birds and other tree dwelling life. Sensitive tree dwelling birds and other life are removed from such risk including otherwise unavoidable continuous light during hours of darkness.

- The proposed scheme is the most appropriate scheme to the size and shape of the site and must be considered on its environmental and screening merits.