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Dear Julie,

Land off Blind Lane, Southwick (PL/2026/01383)

I write following receipt of consultee comments to the planning application (ref: PL/2026/01383) at Land Off Blind Lane, with the following description of development:

The development of 90 dwellings with new access from Blind Lane, internal roads and footpaths, areas of open space (including play space), drainage, landscaping and associated plant and works

This letter will consider the comments made by consultees and will provide a response where relevant.

Since submission of the application, the Applicant and project team have carefully considered the comments received from statutory and non-statutory consultees. This process has included meetings with the Council's Landscape and Urban Design Officers and the Lead Local Flood Authority (LLFA), which have informed a comprehensive review of the proposed layout and associated landscape and drainage strategies.

The revised scheme represents a significant evolution of the proposals originally submitted. In particular, the revisions improve movement and connectivity through the site, strengthen the street hierarchy, substantially increase and better integrate landscaping, improve the relationship between development and the countryside edge, provide more usable areas of public open space, and respond to detailed comments regarding housing mix, drainage and design.

A schedule of the revised plans and documents submitted alongside this letter is provided at Enclosure 1.

Urban Design

The revised proposals have been substantially informed by discussions with the Council's Urban Design and Landscape Officers. Taken as a whole, the revised layout delivers a higher quality and more distinctive development, with improved connectivity, enhanced landscaping and a stronger sense of place.

The landscape strategy has been significantly strengthened through the incorporation of rain gardens, increased tree planting and the removal of parking from green edge frontages, creating a greener and more attractive setting. A larger open green space at the primary entrance provides a strong sense of arrival and an enhanced focal point for the development. More usable public open spaces around the site strike a sensitive balance between ecological enhancement and recreational use.

Redesigned building elevations improve architectural quality and strengthen local distinctiveness, while boundary treatments incorporating hedgerow planting soften the site's edges and further enhance biodiversity and visual amenity. Greater use of reconstructed stone throughout the development further reinforces local character and enhances visual quality.

Movement

Proposed layout restricts permeability across the site leading to reliance on private driveways for reversing and turning. Private drives limit public access and connectivity to cyclist and pedestrians

Recommendation: Layout should incorporate a connected internal loop enhancing access for pedestrians, cyclists and service vehicles.

In response to this comment, the proposed development has incorporated a connected internal loop, enhancing access for pedestrians, cyclists and service vehicles.

The revised arrangement therefore provides a clearer and more legible movement network and significantly improves permeability through the development.

Street level hierarchy

Pedestrian priority is not clearly expressed in proposed layout, adopts conventional suburban arrangement with limited differentiation of street types. Weak spatial enclosure and poor connectivity caused by underdeveloped street edges.

Recommendation: Main street should extend north and south while connecting to shared streets feeding into narrower edge lanes. All lower-hierarchy streets should be planted with street trees.

In response to this comment, the main street has been extended, while connecting to shared streets feeding into narrow edge lanes. The street hierarchy is reinforced through the considered use of both hard and soft landscaping, helping to create legible and attractive streetscapes. Trim trail features are distributed along the peripheral pedestrian route, encouraging active travel and informal recreation.

Surface materials

Nearly all surfaces are tarmac finished, resulting in limited distinction of areas.

Recommendation: Parking bays, traffic-calming tables, shared streets and private drives should ideally use permeable block paving. Footpaths should also be permeable and distinctive surface finishing.

The materials strategy has been revised to provide greater differentiation between streets and spaces and to reinforce the proposed street hierarchy.

The revised proposals introduce variation in both street widths and surface materials. Grey herringbone block paving is now incorporated within the development to distinguish traffic-calming features, while driveways and parking spaces are finished in black block paving with contrasting grey edging.

These changes reduce the dominance of tarmac within the development and provide a clearer visual distinction between the different street types, parking areas and pedestrian-priority spaces.

Car-dominated layout

Frontage car parking dominates the public realm.

Recommended: Parking should be mitigated through green relief spaces i.e. additional planting near parking bays.

In response to this comment, the proposed development has sought to accommodate further green relief spaces, and tree planting between spaces. Parking has also been rationalised into smaller groupings of no more than four spaces, reducing visual dominance and contributing to a more attractive, landscape led environment.

Relocate turning head and associated parking near plots 40-41 enabling more sensitively designed parking area.

This has been amended to allow for a more sensitively designed parking area.

Spatial hierarchy should be reconsidered as higher density development should be focused on the site entrance. Layout should adopt a looser, more fragmented structure to reflect rural character.

The layout responds carefully to its context, with smaller scale development clusters positioned along the western edge adjoining the open countryside, creating a softer and more sympathetic transition to the rural landscape.

Development should incorporate more extensive woodland planting, contributing to long-term canopy enhancement.

The Proposed Development significantly increases tree cover, contributing to long-term canopy enhancement.

Elevations should be redesigned as active and attractive frontages with habitable room windows, improving visual quality and strengthen natural surveillance of the public realm.

A larger open green space at the primary entrance provides a strong sense of arrival and an enhanced focal point for the development. More usable public open spaces around the site strike a sensitive balance between ecological enhancement and recreational use.

Materials plan should be revised to demonstrate a sense of place, design quality and street hierarchy.

The Proposed Development has sought to offer a greater use of reconstructed stone throughout the development further reinforces local character and enhances visual quality.

Boundaries interfacing the public or shared streets should be revised to comprise robust masonry wall treatments.

The revised materials and boundary strategy incorporates greater use of brick wall, post and wire fence (1.2m) with hedgerow (1.8m) or close board fence (1.8m) with hedgerow (1.8m), reinforcing the local character of the development and providing a more appropriate interface with the surrounding landscape, whilst ensuring safety and security.

Landscape

SUDS

I would agree with the initial comments of the Urban Design Officer with regards the poor quality of the SUDs design and integration into the overall site master planning.

As above, the drainage and landscape design has been reconsidered following receipt of officer comments, and subsequent meetings, integrating further SuDs features.

Street Trees

There are a number of side streets that lack any form of tree substantial tree coverage at all with only small trees specified. A tree-lined street is understood to mean a street with regular tree planting along both sides for the entire length of the street, to the effect that a significant amount of shade would be generated when canopies are fully grown. This is equates to approximately one tree every 10-20 metres.

The Proposed Development has sought to increase the number of street trees, to ensure that the proposed development comprises green, tree lined streets.

A scheme such as this one that consists of a significant number of smaller tree species squeezed into tight planting areas 'on plot' and therefore subject to the management of homeowners suggests a design process that has set out the development plot sizes and street widths first before then determining tree species sizes and locations based on remaining room available to NHBC standard rooting guidance. Small trees will not provide the ecosystem services of surface water capture and shading as required by the WDG either at all due to their small size and in some cases due to their spacing - Many of the tree planting areas seem too small to support even the smallest tree species

The Proposed Development has been amended to increase the number of trees on highway verges, minimising the requirement on homeowners.

The use of wildflower meadow planting along streets is in my opinion poor design that will lead to poor visual outcomes as litter can be trapped in these spaces and maintenance will be difficult

The extent of wildflower meadow planting along the streets has been reduced in response to this comment. Wildflower meadow planting has, however, been retained within the eastern buffer, where it forms part of the proposed ecological corridor and contributes to the biodiversity and landscape value of this area.

Whilst I am pleased to note the community orchard why has it been provided with what looks like eight bicycle racks? this seems excessive. Of more use would be some form of robust storage shed in keeping with the rural edge of settlement aesthetic for the keeping of tools to allow the residents to manage and maintain this facility

The cycle parking provision within the community orchard has been reviewed and reduced to a level proportionate to the anticipated use of the space. The suggestion for a storage facility has also been considered; however, the long-term management and maintenance of the community orchard will be undertaken through the site-wide management arrangements, and therefore dedicated on-site storage for tools is not considered necessary.

There are too many small grass strips and underutilised areas as noted above for me to mark up on the landscape plans. I would just ask for them to be reviewed in accordance with the best practice guidance highlighted and removed.

The incidental areas of open space have been reviewed as part of the revised landscape strategy, with the proposals seeking to provide larger, more functional and usable landscape spaces rather than small residual areas.

I agree with the urban designers comments on boundary treatments and in particular the use of natural stone to blend in the streetscape with the surrounding landscape context.

The revised materials and boundary strategy incorporates greater use of brick wall, Post and wire fence (1.2m) with hedgerow (1.8m) or close board fence (1.8m) with hedgerow (1.8m), reinforcing the local character of the development and providing a more appropriate interface with the surrounding landscape, whilst ensuring safety and security.

Public open space

It is noted that a LAP play area is proposed, being situated towards the bottom right-hand corner of the development. Even with the re-routed PRow, it still looks rather remote buffering open countryside. We would also like you to bear this in mind that the preference would be for a Trim Trail to be provided instead of a LAP. This is due to the general lack of play value and relatively high maintenance costs of LAPs, as per the attached play specification.

The revised proposals respond directly to this request. The LAP has been replaced by a trim trail incorporated along the pedestrian route through the development.

The trim trail provides an opportunity for informal recreation, and encourages active travel, proposing equipment such as clustered stilts, a net bridge, balance beam and a wobble board.

Housing Enabling

Social Rented (16 units):

1 bed / 2 person (maisonette style) flats = 6 units. 4 units are required to include 2 x ground floor maisonettes built to M4(2) Standard*.

The Proposed Development provides 6 no. 1bed 2person maisonettes, comprising 3 no. ground-floor and 3 no. first-floor units. The relevant ground-floor units will be provided to M4(2) standard in accordance with the Housing Enabling Officer's request.

2 bed / 4 person houses = 5 units, these should preferably not include ensembles.

The proposed house types have been amended in response to this comment, with ensembles removed from the relevant 2bed 4person dwellings.

The 1 x 2 bed M4(3) Standard house is not required; this unit should convert to a general needs 1 x 2 bed house.

The affordable housing mix has been amended accordingly, with the previously proposed M4(3) 2-bed dwelling converted to a general needs 2-bed dwelling.

1 x 2 bed/ 4 person bungalow built to M4(2) Standard is required

The Proposed Development provides 1 no. 2-bed 4-person bungalow (Springwell) as a Social Rented dwelling, which will be provided to M4(2) standard.

-3 bed / 6 person houses = 4 units. 5 units are required. The floor plan refers to 'Heatherfield' property type and the accommodation schedule refers to 'Heatherwood'. Presumably, they are the same property type,

The house-type naming has been corrected, with the relevant dwelling now consistently referred to as the Heatherfield.

The parking being proposed for the Affordable Housing is generally acceptable, however, plot 81 (3 bed house) needs one more car parking space as does plot 21 (4 bed house), please can this be corrected by the applicants.

This has been reviewed, with all units provided with parking in accordance with the Wiltshire Parking Standards.

Drainage

Following receipt of the LLFA consultation response, the design team has directly engaged with the LLFA to discuss the drainage requirements for the site, with the Proposed

Development having been updated to account for the comments made, and the National Standards for SuDS Guidance.

The revised landscape and drainage strategies have also been developed in tandem, including the incorporation of rain gardens within the streetscape. This provides a more integrated approach to surface water management while allowing SuDS features to contribute positively to the character, biodiversity and landscape quality of the development.

A Technical Note by CLFA Design is submitted as part of this pack, and fully details the updates made, assessing these against the National Standards for SuDS.

PROW

I would like to see SWCK14 coming out a little bit further to the South so that the amount of road walking required to meet SWCK16 and SWCK21 can be reduced.

This comment has been considered carefully. However, this has been proposed in line with the existing PROW, and as such does not result in hedgerow removal to accommodate.

Southwick Parish Council

Objects to application as contrary to Southwick Neighbourhood plan and Wiltshire Council Planning policy as evidenced below:

No evidenced justification to justify need of excessively large development scale, running contrary to adopted spatial strategy. Development fails to meet the requirements of the CP1 And CP2 as the proposed development lies outside the settlement boundary for Southwick.

The Parish Council's comments regarding the location of the Site outside the defined settlement boundary are acknowledged.

The principle of development and the relevant planning balance are addressed in detail within the submitted Planning Statement. Whilst the Site lies outside the defined settlement boundary, this does not in itself determine the application. The proposal must be considered against the development plan as a whole, together with national planning policy and other material considerations applicable at the time of determination.

The Proposed Development would deliver 90 new homes, including affordable housing, together with areas of public open space, play provision, landscaping, biodiversity enhancements and associated infrastructure. The benefits arising from the development should therefore be considered as part of the overall planning balance.

Is in contrary to CP51, CP52 and CP57: Development scale would have devastating impact on local character and appearance.

The scheme has been informed by detailed landscape and visual assessment and has subsequently been revised following engagement with the Council's Landscape and Urban Design Officers.

The revised proposals incorporate a comprehensive landscape strategy, including substantial landscape buffers, retention and enhancement of existing vegetation where appropriate, new tree and hedgerow planting, public open space and green infrastructure throughout the development.

The layout has also been designed to provide an appropriate transition between the built development and the adjoining countryside, with the detailed arrangement of development and landscaping responding to the Site's edge-of-settlement context.

The Applicant therefore considers that the landscape and visual effects of the development have been appropriately assessed and mitigated through the design of the scheme.

Is in contrary to CP60 and CP61: limited availability of public transport links creates poor levels of active transport in the development. Lack of pedestrian links are inadequate and create some serious issues of highway safety.

Significant traffic generation to already busy and congested roads. Concerns over highway safety along Frome Road. Narrow lanes create safety issues especially during school drop off times. The impact of construction present long-term disruption for residents due to narrow and busy lanes. High traffic flow to and from the development would be congested and dangerous.

The application is supported by a Transport Assessment and Travel Plan which consider the accessibility of the Site and the opportunities for travel by sustainable modes, and assesses the anticipated trip generation and distribution associated with the Proposed Development, together with the suitability and safety of the proposed access arrangement, and demonstrated that the surrounding highway network is capable of accommodating the development.

Construction traffic represents a temporary impact associated with the delivery of the development. The routing, timing and management of construction vehicles can be appropriately controlled through a Construction Traffic Management Plan secured by planning condition.

Drainage and flood risk: Proposed development would suffer from frequent flooding concerns and draining issues.

This application has been supported by a detailed Flood Risk Assessment and Drainage Strategy, demonstrating that the proposed development would not suffer from any drainage concerns.

Impact on wildlife and nature: Concerned on impact to important species of bats and general negative impact of wildlife and nature. LPA asked to ensure biodiversity net gain mitigation is applied.

The application is supported by ecological assessments which consider the habitats and protected species potentially affected by the Proposed Development.

The scheme incorporates ecological mitigation and enhancement measures alongside the wider landscape and green infrastructure strategy. Biodiversity Net Gain has also been considered as an integral part of the proposals and will be secured in accordance with the applicable statutory requirements.

Impact on services: Local services are limited therefore, would have impact on services and travel facilities. The capacity of technical infrastructure is also of a concern especially in respect of drainage.

This has been fully assessed as part of the Proposed Development, and it is the Applicant's position that the services, and technical infrastructure can accommodate the proposed development.

Non-material considerations:

The provision of onsite facilities is likely to isolate the new development from the community.

The Proposed Development has been designed as an extension to Southwick rather than as a self-contained community. Pedestrian and cycle connections are incorporated within the proposals to encourage movement between the Site and the existing settlement.

The provision of open space and recreational facilities within the development is intended to meet the needs generated by the development and provide accessible facilities for new and existing residents, rather than discourage interaction with the wider community.

Social housing is not distributed throughout the development

The Applicant has sought to distribute affordable housing through the development. In terms of clustering, the applicants believe the proposed layout achieves a good distribution of affordable units through the layout. The Parish Council will no doubt be aware that Registered Providers (RPs) do not generally advocate for absolute pepper-potting of affordable units in ones-and-twos across a site because of the practical management challenges associated.

Feedback from RPs all over the country is that they do not support provision of – for example - individual affordable units within a terrace of market homes, or semi-detached homes of which one is affordable and one is open market. Again, this is for management and maintenance purposes.

Implications of the New NPPF

The new NPPF introduces national decision-making policies (NDMPs). At Annex A: Implementation, it is clearly set out at Paragraph 1 that policies within the August 2026 NPPF (including NDMPs) are material considerations which must be taken into account in decision-making from the day of its publication.

Paragraph 1 sets out that the NPPF is now a material consideration of **critical importance**. It remains the case that Section 38(6) requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. However, Annex A, Paragraph 2 is very clear that development plan policies which are materially inconsistent with NDMPs should be given **very limited** weight. Accordingly, this clearly directs the decision-maker to prioritise the NDMPs (which are of critical importance) where there are inconsistencies.

The revised NPPF and NDMPs introduce a materially different policy framework for considering development outside settlements. Policy S3 sets out the new presumption in favour of sustainable development and S3(1)(b) directs that outside settlements, Policy S5 should be applied.

Policy S5 sets out that only certain forms of development should be approved outside settlements, and that these should be approved, unless the benefits of doing so would be **substantially outweighed** by any adverse effects, when assessed against the NDMPs. This new tilted balance (substantially outweigh) is now even more pronounced than the December 2024 NPPF within which the trigger was “significantly and demonstrably outweigh”.

S5(j) sets out development which would address an evidenced unmet need should be approved outside of settlements, subject to being physically well-related to an existing settlement and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure.

The definition of ‘Evidenced unmet need’ includes where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test. In this case, the latest Housing Land Supply Statement (June 2026), confirms that Authority can only demonstrate a 2.8 year housing land supply.

As such, the Proposed Development responds directly to an evidenced unmet need for housing. It is also evident that the proposal meets the criteria of Policy S5(j), namely that the site is physically well related to the existing settlement, and is of a scale which can be accommodated, taking into account existing infrastructure.

Policy S6 of the August 2026 NPPF provides specific protection for recently made neighbourhood plans, replicating the provisions of Paragraph 14. For housing development, the policy indicates that the benefits of approving development are likely to be substantially outweighed by adverse effects arising from conflict with a neighbourhood plan where both:

- the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and

- the neighbourhood plan contains allocations sufficient to meet its identified housing requirement.

As the Southwick Neighbourhood Development Plan was made in October 2021. Accordingly, if the application is determined after the fifth anniversary of the Plan being made, the specific protection provided by Policy S6 would not apply.

Notwithstanding, it remains the Applicant's position that the Southwick NDP clearly only planned to allocate land to meet some of the identified affordable housing needs, as identified in the Local Housing Needs Assessment prepared by Wiltshire Council. It did not / does not make provision for an overall housing requirement as anticipated by Policy S6.

Conclusion

The revised proposals should be considered in the context of both the significant amendments now made to the scheme and the materially changed national policy framework.

The revised layout represents a significant improvement over the scheme originally submitted. It provides a connected movement network; a stronger and more legible street hierarchy; substantially enhanced landscaping and tree planting; better integrated SuDS; improved recreational provision; a softer relationship with the adjoining countryside; reduced dominance of parking; and improved architectural treatment. The consultation process has therefore resulted in meaningful amendments which directly respond to the principal design, landscape, drainage and open-space concerns raised by consultees.

At the same time, the August 2026 NPPF establishes a materially different decision-making framework. Where Policy S5(1)(j) is engaged, development outside settlements which addresses an evidenced unmet need and satisfies its locational and infrastructure criteria should be approved unless the benefits are **substantially outweighed** by adverse effects when assessed against the national decision-making policies, presenting a much stronger presumption in favour of sustainable development, than previous NPPF positions.

The Proposed Development would deliver 90 new homes, including 27no. new affordable homes (30%), contributing directly towards meeting identified housing needs, in a sustainable location. These are all matters which should be afforded substantial and pre-eminent weight in favour of the proposed development.

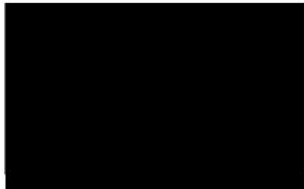
Further material considerations in favour of the development include the delivery of a well designed and high-quality scheme, the delivery of on-site Biodiversity Net Gain, the protection of heritage assets, as well as economic benefits associated with both the construction and operational phases of the development, which in accordance with the HBF Calculator will support the employment of 312 people, as well as 3 apprentices.

Although there are potential marginal effects of the proposal on local landscape character and visual impact by virtue of the greenfield nature of the development site, these are mitigated by the established site boundaries and the proposed landscape and planting

strategy. It is clear therefore, that the benefits of the proposal substantially outweigh any perceived negative impacts.

Overall, the revised NPPF provides materially greater support for the Proposed Development than existed at the time the Planning Application was submitted and reinforces the Applicant's conclusion that planning permission should be approved without delay.

Yours sincerely,



Elizabeth Bisp MRTPI
Senior Planner

Enclosure 1 - Plans List

- Planning Layout (ref: 2056-1100A)
- Materials Plan (ref: 2056-1111A)
- Enclosures Plan (ref: 2056-1114A)
- Land Ownership Plan (ref: 2056-1115A)
- External Works Plan (ref: 2056-1118A)
- PROW Diversion Plan (ref: 2056-1119A)
- Site Sections (ref: 2056-1150A)
- Streetscenes (ref: 2056-1170A)
- House Types – Coloured (ref: 2056-1200)
- Enclosure Details (ref: 2056-1600)
- FFLs for Planning – Overall Plan (ref: CLFA137-CLFA-00-XX-DR-C-0511.0-S2-P04)
- FFLs for Planning – Sheet 1 (ref: CLFA137-CLFA-00-XX-DR-C-0511.1-S2-P04)
- FFLs for Planning – Sheet 2 (ref: CLFA137-CLFA-00-XX-DR-C-0511.2-S2-P04)
- FFLs for Planning – Sheet 3 (ref: CLFA137-CLFA-00-XX-DR-C-0511.3-S2-P04)
- FFLs for Planning – Sheet 4 (ref: CLFA137-CLFA-00-XX-DR-C-0511.4-S2-P04)
- FFLs for Planning – Sheet 5 (ref: CLFA137-CLFA-00-XX-DR-C-0511.5-S2-P04)
- Drainage Strategy (ref: CLFA137-CLFA-00-XX-DR-C-0512-S2-P04)
- Visibility Planning (ref: CLFA137-CLFA-00-XX-DR-C-0513-S2-P05)
- Swept-Path Analysis – Refuse (ref: CLFA137-CLFA-00-XX-DR-C-0514-S2-P05)
- Swept-Path Analysis – Fire (ref: CLFA137-CLFA-00-XX-DR-C-0515-S2-P05)
- Swept-Path Analysis – Pump Station (ref: CLFA137-CLFA-00-XX-DR-C-0516-S2-P02)
- Planning Rain Garden Details (ref: CLFA137-CLFA-00-XX-DR-C-0546-S2-P01)
- S278 General Arrangement (ref: CLFA137-CLFA-00-XX-DR-C-0554-S2-P02)
- Ponds Sections (ref: CLFA137-CLFA-00-XX-DR-C-0567-S2-P01)
- Drainage Technical Note (ref: CLFA137-CLFA-00-XX-DR-C-0661-S2-P04)
- Impermeable Areas (ref: CLFA137-CLFA-00-XX-DR-C-0681-S2-P04)
- Drainage Exceedance Plan (ref: CLFA137-CLFA-00-XX-DR-C-0695-S2-P03)
- LLFA Drainage Response Conditions (ref: CLFA137-CLFA-00-XX-DR-C-0752.1-S2-P01)
- Sitewide Soft Landscape Layout (ref: WAIN24897-10E)
- Soft Landscape Proposals Sitewide – Sheet 1 (ref: WAIN24897-11E-Sheet 1)
- Soft Landscape Proposals Sitewide – Sheet 2 (ref: WAIN24897-11E-Sheet 2)
- Soft Landscape Proposals Sitewide – Sheet 3 (ref: WAIN24897-11E-Sheet 3)
- Soft Landscape Proposals Sitewide – Sheet 4 (ref: WAIN24897-11E-Sheet 4)
- Soft Landscape Proposals Sitewide – Sheet 5 (ref: WAIN24897-11E-Sheet 5)
- Soft Landscape Proposals Sitewide – Sheet 6 (ref: WAIN24897-11E-Sheet 6)
- Hard Landscape Proposals POS – Sheet 1 (ref: WAIN24897-12E-Sheet 1)
- Hard Landscape Proposals POS – Sheet 2 (ref: WAIN24897-12E-Sheet 2)
- Hard Landscape Proposals POS – Sheet 3 (ref: WAIN24897-12E-Sheet 3)
- Hard Landscape Proposals POS – Sheet 4 (ref: WAIN24897-12E-Sheet 4)
- Hard Landscape Proposals POS – Sheet 5 (ref: WAIN24897-12E-Sheet 5)
- Hard Landscape Proposals POS – Sheet 6 (ref: WAIN24897-12E-Sheet 6)
- Landscape Management and Maintenance Plan (ref: WAIN24897dls)
- Play Area Proposals (ref: WAIN24897-IVA RevB)
- Landscape Management and Maintenance Report (ref: WAIN24897-MaM RevC)

- Soft Landscape Specification (ref: WAIN24897-Spec RevA)