

Our Ref: S25.159
Date: 7th August 2026

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Dear Claire,

Town and Country Planning Act 1990

Construction of a new residential care home building comprising 50 no. bedrooms with associated works at Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR
Planning Application Reference: P2025/0844

Asbri Planning is appointed as planning agent to Oxford Care Holdings in respect of the above planning application for the construction of a new residential care home building comprising 50 no. bedrooms with associated works at Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

The planning application has been submitted on 27th November 2025. The consultation period associated with the planning application concludes on 16th February 2026. We have received feedback from the following statutory consultees:

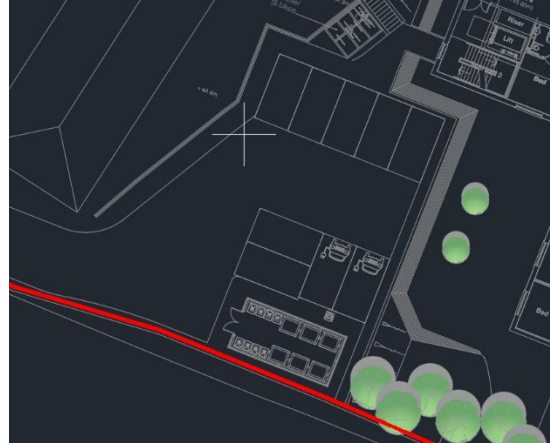
- Local Highway Authority
- Neath Port Talbot Tree Officer
- Environmental Health Officer
- Neath Port Talbot Ecologist

In the interest of clarity, we would like to provide our response to the concerns raised to provide additional information on the scheme and to address the comments raised by the consultees:

Comments	Responses
Local Highway Authority	
The number of spaces provided on drawing 'Site Plan level 2' is 28, this has been previously discussed during the pre-application service, and provides in excess of the minimum number of spaces required for the new development. Therefore there is an increase in the available spaces for the existing care home located within the site boundary. This is seen as a betterment to the existing parking situation. Please review the information within the transport assessment against the draft planning application form, as this has alternative staffing numbers that could require additional parking spaces to be included.	It is confirmed that there is a total of 39 no. staff are employed by the development. However, as mentioned in the submitted TS that only 16 staff (4 resident staff and 12 no-resident staff) will be on site at any given time due to shift patterns. In light of the above, the level of parking provision should be considered sufficient.
The CAD files for the two EV spaces within the staff car park has not been provided. It was also raised that	The two staff electric vehicle parking bays are physically shown on the planning-stage layout

there are concerns that if inconsiderate parking was to occur, the spaces would not be able to be accessed, please review and include measures to reduce inconsiderate parking

previously issued to the Council, located within the private staff hardstanding/car park area. The CAD file which we sent on request clearly showed these spaces – for reference below is the extract of the CAD file with the spaces shown.



In terms of inconsiderate use of the EV bays, this is a private, staff-only hardstanding, not a public car park. Misuse of EV bays in managed private facilities is inherently low, and any obstruction can be addressed immediately through CCTV and routine physical monitoring.

The visibility splay drawings shown within the Transport Statement, 'Proposed Site Accesses & Visibility Splays' do not accurately show the size and width of the existing large tree which can significantly alter the visibility splay. This should be correctly plotted on the visibility splay drawing to show the achievable visibility splay for this location.

It should be noted that the tree concerned has been removed by the Neath Port Talbot Council and it is no longer a constraint on the proposed access. The photo below shows the current condition of the access, clearly demonstrate that the tree concerned has been removed:



The drawing show improved access arrangements however full technical details are required as to the exact proposals in the form of existing and proposed engineering drawings	The submitted drawings have already provided all the necessary information to support the planning application, including access width, kerb radii, and visibility spaces, which is considered sufficient for the determination of this application. Full technical engineering details will be developed and agreed with the Local Highway Authority as part of the subsequent Section 278 detailed design process, should planning permission be granted.
All parking spaces should be in accordance with our SPG Parking Standards, with each parking space being 2.6m x 4.8m. The disabled spaces that are shown on the drawing are currently below the minimum standards of 3.6m x 4.8m	It is confirmed that the parking spaces proposed aligns with the SPG Parking Standards. In terms of the disabled parking bays, it is shown on the submitted drawings are designed with a shared access strip between them, which meets the intent of the minimum 3.6m x 4.8m standard by providing adequate space for the safe entry, exit, and manoeuvring. This arrangement is a recognised and efficient design solution that complies with best practice and provides the required accessibility without unnecessary over-provision of space.
A Construction and Environmental Management Plan will be required for the full application – this can be conditioned if required.	An appropriately worded condition on the construction and environmental management plan would be welcomed.
Neath Port Talbot Tree Officer	
The circular RPAs does not acknowledge the highway-edge/banked context on this boundary, meaning the real-world impact of any RPA incursion will be significantly higher for these TPO protected trees	A supplementary letter in relation to the assessment trench investigation has been submitted to support the application. It is concluded that no significant roots associated with T28–T31 are present within the proposed construction zone and the proposal can be implemented without adverse effects on the health, stability or long-term retention of the retained trees.
The submitted drainage layout includes two large soakaways. The relevant works require deep excavations, heavy plant access, trenching and would introduce long-term changes to soil moisture regimes all of which are fundamentally incompatible with RPA protection. Without a coordinated overlay on an accurate topographical survey demonstrating total avoidance or specifying trenchless/strict hand-dig methods where unavoidable the drainage design significantly understates the risk posed to the TPO trees.	The drainage statement has been updated confirming that the surface water is proposed to make connection to the existing surface water highway network located in Pen Yr Heol which in turn discharges to a culverted watercourse to the south of the development site. It is noted that the proposal results another trees to be removed but a robust justification has been provided in the updated tree survey. Please refer to the submitted reports for detail.
The proximity of the proposed building to the eastern tree canopies presents a substantial and unresolved conflict. Several of the retained Holm Oaks (e.g. T20 & T30) have crown spreads of 7-10m, yet the AIA proposes only a 2m reduction on their development-	The submitted plans show that the existing canopy does not currently extend over the proposed building footprint, and the scheme does not rely on canopy removal to enable construction. The submitted AIA proposes a single, modest crown reduction in

facing sides. Such a narrow margin provides insufficient horizontal and vertical working room for scaffolding, façade construction, plant operation, or safe site access without requiring workers and machinery to physically enter live canopy space or breach the CEZ. In practical terms, the building footprint appears to sit directly beneath or immediately next to active canopy, meaning that only substantial, repeated pruning not the modest 2m reduction proposed could maintain operational clearance. This raises clear concerns under BS3998, as repeated heavy reductions on TPO trees are neither sustainable nor acceptable for long-term retention.	accordance with BS3998 to address existing canopy imbalance and reduce end-loading on development-facing limbs, which would improve structural balance and reduce the risk of limb failure rather than represent repeated or excessive pruning. As this intervention would be confined to the internal side of the site, it would not adversely affect wider public amenity. The assertion that the development is fundamentally incompatible with the retention of these trees relies on assumptions of repeated heavy pruning and uncontrolled access, neither of which are supported by the evidence submitted, and construction can reasonably be achieved through standard arboricultural controls, including controlled working areas, sequencing and arboricultural supervision.
Environmental Health Officer	
The noise assessment undertook noise monitoring at the site over the weekend from Friday the 13th of June to Monday the 16th of June 2025 • This is not ideal as only a limited amount of time will have gathered average weekday traffic noise levels • The survey also identifies that wind speed and direction was not ideal over the during of the noise survey, further reducing the amount of noise survey data available for the assessment Before the application can be determined, details of an assessment of all significant noise sources likely to affect the proposed development including road and any other commercial/industrial noise sources that impacts the site, must be submitted in writing to the Local Planning Authority. The report shall: • Comprehensively determine the existing noise climate • Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development • Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences. If the noise attenuation measures include windows being kept closed, then details of alternative ventilation over background ventilation will be required.	With regard to the noise survey, the dataset includes: • a Saturday which accounts for a weekend commute and travellers on the road & night-time use • a Sunday (although quieter) • a Monday morning rush hour It should be noted that Saturday is also a busy period on the motorways at night, and this provides a data set of nighttime equivalent and maximum data. The equivalent noise levels (those that are averaged across 16- and 8-hour periods for the assessment), would not differ to a level of significance that would alter the already thorough noise control measures provided. This is reinforced by the trendline that can be extrapolated across the day and night periods. Noise control measures (mitigation scheme) are already included for construction types, and ventilation requirements – which have been included as spectral performance requirements. The concerns on the amenity space noise have also been considered within Section 7.6 of the submitted report. It should also be noted that the night-time max levels are also comfortably controlled through the mitigation proposals. In light of the above, it is considered that the dataset is sufficiently robust to assess the noise level of the site and the potential impact to the future residents of the proposed care home building.

The site neighbours a property identifying itself as "Amazing Autos", although it is not clear if this is a business, and whether any potential noise emanates from the premises	The building labelled as 'Amazing Autos' was considered during the survey scoping and the site visit. The property concerned is clearly a residential unit.
Condition in relation to noise mitigation scheme and ventilation of habitable rooms are recommended to be included in the decision notice	Comment noted, appropriate worded conditions in relation to the said items are welcomed by the applicant.
Neath Port Talbot Ecologist	
As well as the requisite 1:3 replacement, it is concerned about the amount of proposed meadow compared to grass and more grassland is requested to be planted with the wildflower meadow mix and for the meadow mix areas to be clearly labelled on the proposed landscaping plan with details of proposed maintenance and management arrangements	An updated soft landscape proposal has been submitted. In relation to the grassland and wildflower meadow mix requested, it is confirmed by the landscape architect that they can be increased however due to the existing tree coverage along the eastern boundary this area is likely to be quite shaded. We would therefore like to propose a woodland style planting under the trees compensate instead of trying to squeeze in more meadow grass and make use of an area likely more appropriate for such planting, using bulbs, ground cover etc. Maybe a native hedge established in front of the trees. In relation to increase the number of trees, could orchard planting be used? For instance, positioning a small orchard of 12 fruit trees might be easier than trying to locate individual trees for future establishment. With an orchard this would have wildlife benefit, and the fruits could be utilised by the home, offering an element of sustainability. This approach is considered acceptable in principle by the LPA Ecologist.

In addition to the statutory consultees, we have also received representation from adjoining neighbours. Their concerns are summarised below and our response are provided

Comments	Responses
Scale/Character	
The proposal for a large 50-room building represents clear overdevelopment. The scale, massing, and density are wholly out of keeping with the character of the cul-de- sac and surrounding residential properties	The proposed building is designed to keep in line with the character of the surrounding area and it will not be visible from the wider area as demonstrated by the Design & Access Statement (DAS). It is also demonstrated in the DAS through an assessment of the site constraints and opportunities which have informed the current design that the proposed

	development is considered appropriate in terms of scale. It should also be noted that the pre-app response (Q2025/0023) does not consider the proposal represents an overdevelopment and the scale, massing and density are considered acceptable.
Traffic/Parking	
An additional 50 bed care home would likely generate substantial traffic in the area that is not designed for high volumes of vehicles. The additional staff, visitor, delivery vehicles, and volume of traffic during the construction stage, will no doubt lead to congest in a cul-de-sac. Also, the increased traffic could pose safety risks, particularly for children, the elderly and pedestrians	It is noted in the Transport Statement (TS) that the proposed care home will generate 7 & 5 cars during the am and pm peak hours respectively, which are considered minimal. It should also be emphasised that the Local Highway Authority (LHA) does not raise any concerns on traffic generation in their response.
Although provision has been made within the application for staff and visitors parking, in reality the current parking arrangements have proved that staff and visitors are constantly parking on the road. The constant flow of visitors, medical staff and delivery vehicles will exacerbate the situation further and the narrow road could make it difficult for emergency service vehicles to respond quickly in the event of an emergency.	The parking spaces are provided in accordance with the adopted Parking SPG. It should also be noted that the scheme will provide additional parking spaces for the existing care home which will lead to an improve on the existing parking condition. The LHA, as specialist consultees and technical advisor to the LPA, does not raise any concern in relation to the parking provision in their response and it was considered acceptable during the pre-application discussions.
With over 140% increase in capacity and the material change in scale, inadequate off road parking could prove insufficient resulting in an increase in on road parking and its impact on residents' properties, in particular access to the residential properties at the end of the cul-de-sac which vehicles use as a turning point	The parking spaces are provided in accordance with the adopted Parking SPG. It should also be noted that the scheme will provide additional parking spaces for the existing care home which will lead to an improve on the existing parking condition. The LHA, as specialist consultees and technical advisor to the LPA, does not raise any concern in relation to the parking provision in their response and it was considered acceptable during the pre-application discussions.
The council sold the old Cefn Parc clinic to be used as a place of worship, but the church congregation use Cefn Parc for parking on days when they hold services, concerts and playgroups etc. There is no allocated parking for the church, the council approved a change of use for the church knowing that there were no parking facilities. Therefore, there is already an increase in parking on the street/ Road. Cars frequently park very close to the junction of Pen yr Heol, causing a few accidents and many near	The on-street parking caused by neighbouring properties (e.g. old Cefn Parc Clinic) are outside the scope of this application and therefore will not be addressed further.

misses already. Increase in cars parking on the street will cause more incidents.	
On days when the nursing home has events or during holiday periods, parking will overflow on to the already busy Pen Yr Heol Road, where parking is at maximum already.	The parking spaces are provided in accordance with the adopted Parking SPG. It should also be noted that the scheme will provide additional parking spaces for the existing care home which will lead to an improve on the existing parking condition. The LHA, as specialist consultees and technical advisor to the LPA, does not raise any concern in relation to the parking provision in their response and it was considered acceptable during the pre-application discussions.
The bus stop on the Cefn Parc side is used daily by private buses not only public transport i.e. school transport for primary school pupils. It waits at peak times for parents to drop off and pick up children. It can prove a traffic hazard on a busy but narrow road.	As demonstrated in the Transport Statement, the traffic generated by the proposed development will be minimal and will not have a detrimental impact on the safety and the capacity of the highway network. The LHA also raised no concern in relation to the traffic generation from the proposal and is not considered that the proposal will raise material concern on highway safety.
The safety of two bus stops is to consider. Use of public transport will not prove safe for those exiting Cefn Lodge who use the rear walkway to access the public transport going to Swansea. The traffic exceeds the speed limit on the B4290. The Traffic planning consultant cited only the Cefn Parc side bus stop (travelling to Neath) but did not include the bus stop (travelling in the opposite direction). There is no safe pedestrian crossing across the road between the two bus stops. Visibility of oncoming traffic is limited. It can prove very hazardous when trying to cross the road.	There is no evidence that there is a significant concern on highway safety at Pen Yr Heol, the submitted Transport Statement includes a Personal Injury Collision Assessment, which shows that there is only 1 collision at Pen Yr Heol for the past five years and only involved a motorcyclist. Similar to the above, the LHA does not raise any concern in relation to highway safety in their response.
Drainage & Flood Risk	
Inadequate foul drainage and sewage capacity A large facility like a care home can put additional pressure on local utilities, including water, sewage and electricity. The proposed expansion, together with the existing care home, will generate 85 residents; additional staff both caring and domestic; visitors; laundry operations. The chemical waste generated will result in a substantial rise in the daily sewage and waste water discharge.	The PAC response from DCWW stated that the current sewage has sufficient capacity to accommodate the additional flow generated by the proposal and has no objection to the proposal. Similarly, DCWW does not raise any concern on the sewage capacity during the full application.
Residents in Pen Yr Heol and the main road adjacent to the pedestrian entrance to Cefn Lodge have already experienced the pressure put on the local infrastructure by suffering from sewage overflow	There is no evidence that the issue encountered by the residents along Pen Yr Heol is due to the insufficient capacity of the sewerage system. It is confirmed by DCWW in their PAC response that the

blockages on a number of occasions. The existing system has insufficient capacity to accommodate the increased demand and there is a clear risk of operational failure. Dwr Cymru Welsh Water have investigated this problem on numerous occasions and have failed to address or rectify the situation due to a not fit for purpose, antiquated drainage and sewage system.	additional flows can be accommodated within the public sewerage system. Similarly, DCWW does not raise any concern on the sewage capacity during the full application.
The application does not provide sufficient evidence that the existing sewerage infrastructure has the capacity to accommodate the proposed development, nor does it include firm commitments or detailed plans for necessary improvements. In the absence of confirmation from the statutory sewerage undertaker that adequate capacity exists—or that upgrades will be delivered prior to occupation—the proposal is premature.	The statutory sewerage undertaker (DCWW) has commented on the proposal during the PAC stage that there is sufficient capacity to accommodate the foul flow generated from this proposal and does not have further concern raised during the full application stage. In this regard, it is considered that no additional works on the existing sewerage system is considered necessary.
Health Infrastructure	
Access to local healthcare provision will be crucial to the wellbeing of the vulnerable residents in Cefn Lodge. The existing GP surgeries serving this area are currently operating at or near full capacity. Many residents experience long waiting times for appointments and difficulty registering with local practices. The proposed development would significantly increase the local population and place further strain on services that are already under pressure	It is noted in the adopted SPG on Planning Obligation that healthcare infrastructure does not form part of the categories of planning obligation. It is therefore considered that this is not a material concern on the determination of this application. In addition, the operational capacity of local health services remains a matter for the NHS which falls outside the scope of this application and therefore should not be considered further. In addition, it is noted that the proposal includes additional staffs to be employed to provide caring service to the residents. It is therefore considered that the proposal will not lead to a significant pressure on the local GP services.
National and local planning policy requires that development be supported by adequate infrastructure, including healthcare provision. In its current form, this application does not appear to meet that requirement.	If there is a specific, credible impact of the development on local infrastructure, then the LPA have powers to seek financial contributions from the developer in order to make the development acceptable in planning terms. Such discussions are welcomed if considered necessary. However, as mentioned above, it is not considered that the proposed development will increase the demand of the local GP services
Residential Amenity	
The proposed second-level terrace directly overlooks my kitchen and conservatory, both of which are	The purpose of the terrace is to provide outdoor amenity spaces for the care home residents. It is considered that there are sufficient separation

habitable rooms. This creates an unacceptable loss of privacy. I request: • A clear explanation of the intended use of the terrace • Consideration of alternative designs or screening to prevent overlooking • Confirmation of whether the terrace can be removed or repositioned to protect neighbouring amenity	distance between the terrace and the adjacent dwellings conservatory. In addition, it is also noted that trees will be planted or retained along the site boundaries in accordance to the submitted landscaping scheme, offering screening between the building and the adjacent properties.
The design, height, and positioning of the proposed buildings, windows and balconies would result in direct views into nearby homes and private amenity spaces, including gardens and habitable rooms. It is a three storey development which is on higher ground and will overlook our quiet property and will dominate the skyline. There is also a concern on overshadowing and loss of natural light due to the proposed building's bulk and light.	The scheme has been discussed with the planning officer in the pre-application enquiry stage, it is noted in the pre-app response (ref: Q2025/0023) that siting of the proposed building away from the boundaries and omission of any window openings by only a stairwell projection at either end of the building is welcome. It is considered that the proposed site layout will create a sufficient separate distance between the proposed building and the neighbouring residential units prevent any overlook and overshadowing to all existing neighbours.
A development such as this will inevitably require a huge amount of Mechanical and Electrical Equipment (M&E) much of which will be placed on the roof. It is inevitable that this will cause a great deal of operating noise which will have a significant and negative impact on our property.	The M&E equipment on the roof has been designed to sit within a sunken plant-well so they will be hidden from sight and acoustically screened. In addition, the submitted noise impact assessment has set a limit on the noise generated from the plants. It is therefore not considered that the M&E equipment will have a detrimental impact on residential amenity.
A large medical facility such as this will also require 24 hour lighting which would completely change the character of our property and ruin the usage of the garden.	A care home does not require 24hr lighting. The lighting on site will be regularised by a sensitive lighting strategy including PIR installations, which an appropriately worded condition would secure the provision of.
The addition of balconies on the Pen yr Heol side, given the proximity of surrounding dwellings, the balcony would be visually intrusive and out of keeping with the character of the area.	It is noted that the balcony cannot be seen from Pen Yr Heol due to the retained trees along the site boundary as demonstrated from the submitted drawings.
Overshadowing and loss of natural light due to the proposed building's bulk and light.	It should be noted that the planning officer has no objection to the proposal during the pre-app enquiry stage (Q2025/0203) on the separation distance and residential amenity. In addition to the separation distance, the proposed building will be screened by the trees proposed by the submitted landscaping strategy and it is not considered that the proposed building will have a detrimental impact on overshadowing at the southern boundary. In terms of the northern boundary, the proposed building sits on the lower ground than the building, resulting that the

	roof level of the building will be lower than the adjacent dwelling to the north. It is therefore considered that there proposal will not lead to a overshadowing impact to the neighbouring properties.
Noise	
Proposal expected to generate unacceptable levels of noise both during the construction phase and once the development is operational. This may include noise from traffic generation and deliveries, plant or machinery and general activity associated with the site. Given the close proximity of existing residential properties, such noise would significantly harm residents' quality of life.	Noise generated during the construction phase will be regularised by a Construction Environmental Management Plan, which an appropriately worded condition in this regard are welcomed. In terms of noise generated from traffic generation and deliveries, it is noted in the Transport Statement that the proposed care home will generate 7 & 5 cars during the am and pm peak hour respectively, which the impact on noise are considered minimal. It is also noted in the TS that there would be less than one van and OGV per hour on a 10-hour basis. It is also confirmed by the applicant that there will be no increase in deliveries for food, clinical items or other supplies. As such, the deliveries associated with the development would be commensurate to those which currently exist which also result in a negligible change in noise level. In terms of noise generated from M&E, the submitted Noise Impact Assessment has set a limit of the noise can be produced by the M&E equipment on the roof. The limit are set not to exceed the background sound levels as measured at the site. With plant meeting the above limits, the impact will be low in terms of BS4142 and will achieve the requirements of PPW and TAN11. It would be anticipated that the LPA would impose a suitably worded to control any noise emissions from the plant and machinery.
The application does not adequately demonstrate how noise impacts will be mitigated, nor does it provide sufficient detail or robust assessment to show that the development would comply with relevant noise standards or planning policy requirements. Without effective and enforceable noise mitigation measures, the proposal risks causing ongoing disturbances, particularly during early mornings, evenings, and weekends.	Please refer to the response to the Environmental Health Officer in relation to the robustness of the assessment. There is no evidence that the proposed care home building will lead to a significant increase in noise level during the operation phase. As demonstrated above, the noise level generated by the traffic will be minimal and the noise generated from plants will be limited not to exceed the background sound levels. It is therefore considered that the noise generated from the proposed development has been considered and limited to minimise disturbance to the neighbouring residents.

Trees/Biodiversity	
Numerous concerns were raised over the development's impact on the existing biodiversity, trees and wildlife within Cefn Parc. It is feared that the development would remove many trees including one's with a Tree Preservation Order (TPO).	As shown in the submitted tree report, it is confirmed that 12 no. trees and 2 tree groups will be removed, and only 1 tree is protected by TPO. All tree losses caused by the proposal will be compensated by the soft landscape proposal
Emphasis on the importance of the trees in absorbing noise and CO2 from the nearby motorway, which will be cut down. this will decrease biodiversity and affect local wildlife, such as birds, hedgehogs, squirrels, bats etc.	All tree losses caused by the proposal will be compensated by the soft landscape proposal. It is also considered that any impact on the biodiversity and local wildlife has been considered and mitigated. The GI Statement confirmed that a Net Benefit for Biodiversity can be achieved on site after the implementation of the soft landscape proposal.
Has the presence of Japanese Knotweed been addressed, as this could have an impact on adjoining residents?	An appropriately worded condition on the INNS Management Plan would be welcomed.
The replacement of green space with hardstanding and built form raises concerns about surface water drainage and potential flood risk	The proposed surface water drainage strategy shows that all surface water will be captured and discharged into a dedicated surface water drainage system, which will be subject to separate SAB approval by the Local Authority. The implementation of the surface water system would prevent flood risk associated with this site as demonstrated in the submitted drainage strategy.
Repeated issues with trees and vegetation from the existing nursing home grounds falling onto nearby property, causing health and safety concerns. It is requested that the following are provided: • Detailed landscape plan (including images of proposed shrubbery along western boundary) • Assurance that grounds will be maintained • Measures to prevent overgrowth and debris encroaching onto neighbouring properties	A detailed landscaping plan has been provided to support the application, and an appropriately worded condition on the landscaping management plan would be welcomed.
Concerns over planting of the five Scots pine trees along the boundary. They are fast growing conifers (can reach height of 20-35m) and their dense evergreen canopy will block direct sunlight throughout the year.	The Pine trees along the boundary has been replaced by Field maple.
Given my kitchen and conservatory windows face south toward the development, the introduction of these trees will result in:	There are existing tree line along the southern boundary to provide screening between the existing care home and neighbouring properties. It is noted that the said tree lines will be removed to facilitate the development with new trees to be planted as part

• Complete loss of direct sunlight to my property, particularly in winter months when daylight is already limited • Year-round overshadowing due to evergreen foliage • Further reduction in daylight and outlook, compounding the impact of the 11.5m ride height • Diminished residential amenity, contrary to planning policy requirements I therefore request that the proposed tree planting be reconsidered, and that a BRE-compliant Daylight and Sunlight Assessment ("Site Layout Planning for Daylight and Sunlight") also take into account the cumulative impact of both the building massing and the proposed Scots pine trees on my property's access to daylight and sunlight.	of the landscaping strategy. In this regard, the said tree serves a replacement of the existing treeline to provide necessary screening between the neighbouring properties and the proposed building. There is no evidence that the planted trees will lead to a complete loss of direct sunlight to neighbouring properties at the south.
When we purchased our property in 2008, we formally raised concerns regarding overhanging and poorly maintained trees along the nursing home's boundary. Following consultation with the relevant council department, an application was submitted under reference P2008/0769, which resulted in an order for the removal of three trees. While two of these were removed, the eucalyptus tree was neither removed nor adequately maintained. As a result, we have lived with ongoing concern regarding its safety, a concern which has now been realised. We therefore request formal confirmation that all future arboricultural management and husbandry of boundary trees will be appropriately maintained by the care home, in order to prevent further risk to residents, neighbouring properties, and public safety.	It is also noted that the tree officer has visited the site and raised no concern on this issue Eucalyptus tree concerned. Nevertheless, the management of the green infrastructure on site will be regularised by a Landscaping Management Plan which an appropriated worded condition is welcome if considered necessary. It is also noted that the fallen Eucalyptus is acknowledged in all surveys and noted as collapsed instead of an existing tree on site. No reference of the said tree is made on the submitted landscaping drawings. It is therefore considered that the said tree will be removed as part of the site clearance process.
Public Consultation	
Although the developers have stated that they believe a public consultation is unnecessary, the significant number of objections raised by local residents demonstrates that a formal public consultation is both warranted and essential, in order to allow meaningful discussion directly with the developers and the planning committee.	The adjoining neighbours have been consulted as part of this Pre-application Consultation (PAC). The consultation is robust and we have consulted 51 no. adjoined landowners, 10 no. statutory consultees and 3 no. community consultees. A good range of responses have been received and we have provided our response in the PAC Report. It should also be noted that the consultation process has gone beyond the statutory requirement. We have consulted a wider area of local residents, and site notices are erected at 3 different locations to allow more awareness of this development. Additional consultees, including the

	Council's ecologists, Heneb and Secure by Design Officer have also been consulted as part of this process. This is reflected on the number of comments received in this PAC process. It is therefore considered that sufficient public consultation has been carried out to allow local residents to raise their concerns to the applicant and the LPA.
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The following drawings are submitted to accompany this letter to reflect on the most updated design:

Drawing name	Drawing reference
Proposed Drainage Strategy – Sheet 1	CC2696-CAM-XX-XX-D-C-0500-P02
Proposed Drainage Strategy – Sheet 2	CC2696-CAM-XX-XX-D-C-0501-P01
Soft Landscape Design	812-STO-00-00-DR-L-0001-P04
Drainage Plan	N/A
Assessment Trench Location Plan	N/A

In addition, the following supporting documents are also submitted to address concerns raised by the consultees

Document name (reference where appropriate)	Prepared by
Drainage Strategy and Flood Risk Statement	Cambria Consulting
Soakaway Infiltration Investigation	Spectrum Geo Services
Drainage Survey Report	Draintech
Assessment Trench Report	Andrew Day Arboricultural Consultancy
Transport Statement	Magna Transport Planning Ltd

I trust that the submitted information in this letter is of use and provide additional information regarding the proposal to address the concerns raised by the consultees. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,



Glenn Lee
Planner