**From:** Tim Screen
**Sent:** 14 November 2016 15:38
**To:** Matthew Coyne
**Subject:** 16/00480/DISC - Land North East Of Skimmingdish Lane Launton

Matthew

Further to consideration of the above development proposal I provide the following response.

Skimmingdish Lane Frontage

1. The landscape proposals do not appear to satisfy the assertion contained in  the assessment of view effects for View 5, of the LVIA report, where: ‘*There will be new tree and hedgerow planting to the to the front of Skimmingdish Lane will be retained and augmented from within the site within a new hedgerow comprising tree and shrub planting to the immediate rear of the highway boundary. This will significantly improve the frontage of the site by softening the buildings and reducing the visual frontage of the building elevations’*
2. With the report indicating that the Magnitude of change is **High** and the Predicated visual effects is **Substantial Adverse** (judgements that  I agree with), it is obvious that the landscape proposals for the Skimmingdish Lane frontage are inadequate – refer to Boundary Structure Planting Plan (RF14-228-L10) – because much of the area between carpark/building and roadside is subject to a visually open expanse of swale.
3. The swales areas intrude into the want could be a deep belt of woodland structure planting. The blue building zone shown on the Siting Plan (PMSJ 3830-30 Rev 06) indicates a distance of 75 m and 51 m for the road’s edge. However the yellow building zone indicates a facade that is only 10  of 11 m from the road’s edge and producing a harmful visual impact and effect on road receptors and potential new residencies south of Skimmingdish Lane
4. Cross-sections to indicate the distance between Skimmingdish Lane the hard standing and the building elevations. The must be a substantial area of woodland between the road and the building elevations – details are to be submitted for our consideration. The swales could be incorporated with a wet woodland mix. Photo montages of the planting at year 0 and year 25 would be advantageous for our consideration of the mitigating effect of the woodland.
5. Native evergreen species should be included in the planting mix to ensure that there is screening over the winter period. Additional trees at 18 – 20 cm girth along the boundary to Skimmingdish Road are required to create instant visual mitigation.

Landscaping Other Than boundaries

There is currently no indication of the site’s hard and soft landscaping of site access road, and car parks/hardstanding. Landscape mitigation, especially tree planting is very important to ameliorate the ‘heat island’ effect of large areas of hard surfaces,  provide a wildlife food source, and enhanced  visual amenity (site users and visitors will benefit).

Tree pit details are therefore necessary, for soft areas, as well a hard areas (for roads and car parks), to ensure that the trees are to be planted in the appropriate manner, i.e. in accordance with  BS8545: 2014.

Landscape Specification

This currently limited information on the supply and planting operations. The landscape consultant should consider and include:

* All plants are to be supplied in accordance with Horticultural Trade Association’s National Plant Specification and from a HTA certified nursery. All plants and trees to be planted in accordance with BS3936. Delivery and backfilling of all plant material to be in accordance with BS4428/JCLI/CPSE Code of Practice for ‘Handling and Establishing Landscape Plants, Parts I, II and III.
* All excavated areas to be backfilled with either topsoil from site or imported to be BS3882 – General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants.
* Ornamental shrub planting (for car parking and building entrances and arrival points).
* All plants shall be watered in to field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch.
* All trees to be double-staked with cross bar and tied, using 1.5 m long, 75 mm diameter rounded tree stakes 75mm brace, rubber tie and spacer block. Stakes not to extend more than 650mm above ground level.
* All trees with hardstanding/highways visibility splays to be clear stem to 1.5 m high unless otherwise specified.
* Planting and associated operations shall comply with BS4043, BS4428 and BS5837. Root barriers (ReRoot 1000 or equivalent) to be included adjacent to buildings and services where necessary.
* Unless otherwise stated planting shall be carried out during the period of 1 November to 31 March when the ground is not frozen or water logged. If planting is required outside this period agreement shall be sought and all bar root plants shall be substituted with container grown stock.
* Existing trees to be retained shall be protected in accordance with BS5837, from commencement to completion of all works on site.
* All maintenance operations are to be in accordance with BS7370-4: 1993 Grounds Maintenance: recommendations for maintenance of soft landscape (other than amenity turf). Watering to field capacity during drought conditions is to be included.

With the additional information above, the  woodland planting/landscaping  proposals on the northeast, northwest and southwest boundaries will be acceptable.

If you require clarification on any of the points and issues raised please contact me.

Regards.

Tim

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