**From:** Tim Screen   
**Sent:** 06 July 2017 12:09  
**To:** Lewis Bankes-Hughes  
**Subject:** 17/01289/REM - Land North East Of Skimmingdish Lane Launton

Lewis

1. The temporary acoustic mound adjacent to the  northwest of the site is problematic for future planting:  the ground beneath will have extremely degraded subsoil due to extreme compaction, poor aeration and drainage. The sub soil must be ameliorated to accommodate a depth of good quality topsoil for the purpose of achieving a successful planting scheme. This amelioration process should be submitted for our consideration.
2. The proposed Oak at the far southern corner has no plant label – please add to the drawing.
3. The group of proposed trees in the western buffer indicates only 1 Prunus avium when there are,  in fact 2 trees. The other tree should be a Quercus robur for the visual impact this tree will provide.
4. Please ask Reform to confirm that the hedgerow trees proposed on the frontage of Skimmingdish Lane are not subject to cutting back – refer to 6.5 Management Plan – as it would be more visually beneficial to ensure tree cover for the benefit of Skimmingdish Lane receptors.
5. The six proposed trees on the southern elevation are an importance group for visual mitigation of the elevation for the benefit of Skimmingdish Lane receptors (and future residential receptors on Skimmingdish Lane). The proposed tree species are going to grow too big for the allocated space, at 25 -30 m canopy spread for the Oaks and 12 – 17 m for Prunus avium (refer to Barcham Trees guidance). Future building maintenance should be accommodated: access for a cherry picker type vehicle.  In order to allow for the height and spread and planting distances, plus evergreen winter cover I suggest the following tree species: 4 no Pinus sylvestris, 20-25 cm girth and 3 no Acer campestre,  20-25 cm girth.
6. Delete 5 n Tila cordata ‘Greenspire’ trees from the car park because they will drop honeydew / aphid droppings on to vehicles where the canopies potentially will overhang the vehicles by 2 m. Replace these trees with Oriental Plans, Platanus orientalis.
7. Ensure that the 3 no Quercus on the southern border of the car park are replaced with 4 no Pinus sylvestris  for the evergreen cover; this will provide to mitigate visual impact of articulated lorries and defuse the flood lighting harm to visual receptors of Skimmingdish Lane.
8. The 5 no Tilia cordata ‘Greenspire’ to the north eastern edge of the car park are to be deleted in favour of 3 Pinus sylvestris (evergreen cover for reasons given in item 5)  interplanted with 2 Acer campestre.
9. The planting to the parking bays will overhang the kerb and planting, especially the thorny Berberis will present difficulty for people to gain access to vehicles. I recommend a 1 m wide gravel strip or planting of Vinca minor groundcover, 7/m2.
10. 2 tree symbols are missing from the boundary of the southern car park.
11. It should be stated on the landscape proposals drawing or the planting schedule the landscapes proposals are to be implemented in accordance with the consented Landscape Management Plan  to ensure that the scheme is carried out in accordance with current industry standards and practice.
12. The tree planting is to be in accordance with current industry standards and practice: a tree pit drawing and specification is required. 15 m3 of good quality tree soil is necessary for establishment of trees.

Please let me have you questions.

Regards

Tim

**Tim Screen** CMLI

**Landscape Architect**

Cherwell District & South Northants Councils

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