

From: Michael Rowland
Sent: 23 October 2013 08:45
To: Planning.Responses; Neil Crowther
Subject: LU/244/13

Dear Neil,

Joe Russell-Wells has asked me to comment on planning applications LU/244/13 and LU/248/13 for reserved matters.

My comments are applicable for both applications:

The proximity of the proposed trees to the proposed houses planted in the street verges concerns me. It is essential that the foundation specification of the nearby proposed properties meets the standards as set out in NHBC Standards chapter 4.2 (April 2003), although I do note that the drawings state 'Foundations to dwellings to be designed to take account of the mature height of existing and proposed trees'. Even if the nearby building foundations meet NHBC standards I am still concerned that the management of the trees will become an issue as they become mature due to the limited space in which their crowns will have to develop. The use of street trees is to be applauded but I would recommend more fastigate varieties when so close to buildings.

The planting of *Cotoneaster horizontalis* is specified, albeit in small quantities, which I would recommend against using. It is illegal to plant this in the wild under Schedule 9 Part 2 of the Wildlife and countryside Act 1981 due to its invasive nature. Whilst this is not a wild environment it is near countryside and I would discourage its use.

LU/248/13 Landscape Management Plan has omitted a grass management plan which is included in the plan for LU/244/13.

I am unable to view Planting Plan Sheet 2 974/01 REV D for application LU/248/13.

Regards
Michael

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