

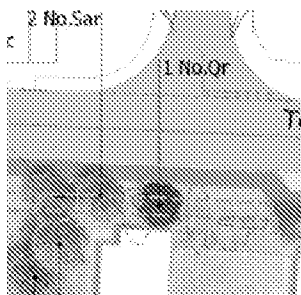
Text of email from Tim Townsend (WSCC) to Michael Eastham (ADC) dated 18.03.2022

Dear Michael,

Thank you for your recent consultation about landscaping for the development proposed under the above planning reference at former Toddington Nurseries Site.

Having review the information, I have the following comments to make from both the highway safety viewpoint and also by my colleague Julie Bolton – the latter specifically to do with the species proposed and locations thereof. Please note that at the time of writing I am waiting for a response from my structural engineer. I will pass-on any comments he makes as soon as I have them:

1. Sight line splays from access points – Please provide a plan showing the required sight line splays alongside the proposed planting (for both access points). I need this to see whether any of the planting will have any impacts on these.
2. (Julie Bolton's comments) - According to the latest plan, A088461 LA300-303(W) v2/dwg dated 27.10.21, there's meant to be some retained vegetation opposite Hinchcliffe Close (although there's hardly any appreciable difference between the symbols for retained and removed vegetation) but it doesn't look like it from last April's Street View. Please confirm (oh, and ignore the paragraph numbers immediately to the left of the photo and the plan extract below as they appear to be caught in the 'snips' and I can't remove them):
- 3.
3. The tree protection plan is conflicted, since the drawing shows some vegetation to be retained along the road frontage with ground protection, but the tree schedules show everything is to be felled except 3 hedgerows which I can't find on the drawing. Presumably the Leyland Cypress (just seen in the background) has been removed too? Please confirm.
4. An oak (Qr) is proposed at the gable end of the new property here but there just isn't enough space for an oak to develop to full maturity so it should be relocated where it can achieve its full potential:



5. It can't be moved further east between the two buildings because that still doesn't give enough room and there appears to be a sewage inspection chamber there.
5. Otherwise, the species proposed for the Toddington Lane boundary appear suitable and compatible with both the development its relationship with the adjacent highway from the

arboriculturist point of view . Other than the planting, are any boundary treatments proposed,



such as fencing? Hedging?

I look forward to receiving replies to the above, please.

Thank you,

Tim

Tim Townsend, MCIHT

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