

The following questions have been received from Councillor Cate Cody to the Lead Member for Built Environment. The answer is given by the Lead Member for Built Environment, Councillor Mary Jordan, but are taken as read without discussion.

1. Question	
	Following my previous questions regarding dead trees and hedges at the Coombe Hill development, the hedge and tree planting season is nearly at an end. Officers visited the site and contacted the developer to replant as per the stipulation that "this new hedge will enjoy protection for at least five years following completion of the development". When are the trees and hedges going to be replanted?
Answer	
	We are informed that replacement planting to address the Council's concerns has been carried out by the developer. Planning Compliance Officers are due to inspect the site in the near future.
2. Question	
	Given that a large proportion of the first hedges and trees are dead, will the newly planted ones also 'enjoy protection for at least five years' from time of planting?
Answer	
	No. The five year period is not restarted from the date of new planting. Wording from the landscaping condition states: " <i>If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year maintenance period.</i> "
3. Question	
	Who will take responsibility for ensuring their success?
Answer	
	It is the developer/landowner's responsibility to ensure compliance with the planning conditions. We will investigate if a management company has been engaged to handle landscaping maintenance on behalf of the developer.
4. Question	
	What is the process for verifying that trees and hedges planted on new estates with such stipulations are checked?
Answer	
	Developers are required to comply with planning conditions attached to their planning permissions. This includes maintenance of landscaping where such a condition is imposed. We do not have the resources to monitor the success of landscaping across all developments in the borough. We will, however, investigate breaches of planning conditions if we become aware of them and take appropriate action.