

Planning Officer: Claire Potts

Planning Application: Seeking advice on an **OUTLINE** planning application for the construction of 57 dwellings on a field at the end of Orchard gardens, Woodgate.

Reference: AL/111/16/OUT

Location: Land east of Orchard Gardens, Woodgate,

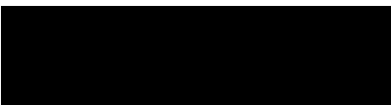
Comments: From my site visit and study of the submitted plans I am generally comfortable with the level of arboricultural information which has been submitted to date – which is a Tree Survey by Arbtech which complies with BS5837 requirements and a topographical plan with trees accurately plotted onto it and Root Protection Areas also plotted – thus we have a Tree Survey & Tree Constraints Plan. Although in the case of some of the Oaks assessed as having only 20-40 years remaining life I would take issue as these are clearly tree that will last beyond 40 years – however I do agree with the B gradings.

Conclusions:

- Sufficient arboricultural information has been submitted with this OUTLINE application in order to assess the likely impact on the tree stock.
- It is probable that the group of Ash Trees 1, 2 & 3 would need to be removed for safety reasons due to their poor condition – I would not want them to be retained anyway with this layout as they would overshadow and dominate the rear gardens of Plots 36 & 37 and cast significant shade and place owners at risk given that the new houses would be in the fall zone of these trees.
- I am satisfied that Oaks 8, 9 & 10 are shown to be adjacent to an open space area and not near any dwellings where conflict might ensue.

Recommendations:

- As it stands I would see no reason to object to these proposals on arboricultural grounds.
- However, if this comes back in as a full and detailed application I would expect to see it supported by an **Arboricultural Impact Assessment & Method Statement Report** inclusive of a **Tree Protection Plan** defining which trees are to be retained and which trees are to be removed and how they would propose to protect the retained trees and if necessary mitigate any adverse impact on the root systems of these trees – thus complying with the recommendations of BS5837:2012 – Trees In Relation to Construction.



Consultant Arboriculturist