

RM/24/98388 - Land to the West of Allbrook Way

26/11/2024

Arboricultural Documents

Arboricultural report reference SJA air 23221-01

Comments

For the most part the provided arboricultural report satisfactorily demonstrates that the proposals can be implemented without significant harm to the amenity of the area. Further, the proposals are broadly in line with the approved Outline application.

Tree Loss – From an amenity perspective, the tree loss in this Reserved Matter application is not significantly greater than what has been agreed at Outline. The site will not be significantly impacted by the proposed tree losses. They will, however, require replacing, as per the Tree Replacement Policy contained within the Trees and Development SPD.

Tree Planting – While we defer to the Landscape Officer in this area, we have noted that there appears to be a suitable number of new trees to address required replacements for lost trees.

Pruning – There is a relatively large amount of tree pruning proposed. However, most of this is facilitative and is not considered significant from an amenity perspective.

Other Activities – There are a few incidences of RPA encroachment from various development elements, such as level changes and hard surfacing. It is proposed that where these encroachments occur, arboricultural supervision will be provided. We will need a supervision proposal to be submitted pre-commencement in order to cover this.

Therefore, we raise no arboricultural objection to the proposals, subject to the following conditions:

The development must accord with the arboricultural report reference SJA air 23221-01. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

Notwithstanding the information submitted to date, no development related works shall take place on site until a final Arboricultural Method Statement, to include full details of supervision activities and reporting methods, is submitted to and approved in writing by the Local Planning Authority. The approved document shall be adhered to in full in accordance with the approved plans and may only be modified subject to written agreement from the Local Planning Authority. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.