Hi Char

Up to 1,000 residential dwellings, 1.2ha of primary school site capable of accommodating a 1 form entry school and pre school. A local centre comprising a mix of land uses to include: a) Retail convenience store up to 400sqm (Class A1) gross 300 sqm net sales area floorspace. b) Four shops up to 400 sqm (Class A1-A5). c) Community uses up to 700 sqm (Class D1 & D2) including dentists, vets, doctor’s surgery, community hall etc. Public open space, including Riverside Park, recreational facilities (formal and informal) and allotments. Provision of four points of access onto Patterdown Road. Associated infrastructure including roads, haulway, footpaths, cycleways, footway/cycle bridges, balancing ponds, drainage systems, street lighting and strategic landscaping.

I have no objections in principle to this proposed development with regard to trees. There are 253 trees and 178 groups on this site which is recorded within the Tree Schedule provided by Treework Environmental Practice. There are 10 key ‘A’ category trees with veteran features which should be retained and designed into any design layout. All retained trees should be allowed sufficient space to avoid direct and indirect damage to proposed dwellings. In some cases where this is not achievable root barriers should be considered. Future growth of these trees should also play an important part when deciding on final layout.

The following information should accompany any reserved matters application:-

- Tree retention/removal plan (finalised);
- Retained trees and RPAs shown on proposed layout
- Strategic hard and soft landscape design, including species and location of new tree planting;
- Arboricultural Impact Assessment;
- Arboricultural Method Statement - detailed
- Details for all special engineering within the RPA and other relevant construction details;
- Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method;
- Dimensioned tree protection plan;
- Schedule of works to retained trees, e.g. access facilitation pruning Detailed hard and soft landscape design.

Many thanks

Lisa

Lisa Price
Arboricultural Officer
Economic Development & Planning
01249 706636
Part-time hours: Mon 8am - 2pm, Tues 9am - 6pm
Wed 8am - 3pm, Thurs 8am - 1pm