
From:
Sent: 17 January 2022 12:10
To: Megan O'Mara <
Cc: Mark Antcliff
Subject: FW: Lawns Farm, Ugthorpe

Dear Megan

Many thanks for your email of last week. I can confirm that the applicant is happy to accept the condition in respect of the boundary hedging.

Tree Assessment

- In choosing the final location as required by the LPA last week my client measured the distance to one larger tree on the site (see their sketch plan) other trees are of low amenity value yet provide high visual amenity in terms of providing useful screening and will be retained. The large tree on the site is a horse chestnut and lies in the centre of the site, it is to be retained (albeit that it requires some pruning of branches) and will also act as good screening. **Although it is not protected.** The tree has a canopy spread of approx. 16 metres (post pruning – poss. 12 metre canopy spread).
- The blue circle on the attached (sketch) plan identifies the large tree within the site. The pod to the south is 17 metres from the tree (outwith the tree canopy). As previously mentioned the horse chestnut requires pruning as the bottom branches are nearly touching the electric cables. The pod to the north side of the tree is withing approx. 2 metres of the tree (the place the LPA have suggested with no mention of the trees). This most northern pod can be moved further to the north (as originally sought however it was the suggestion of the LPA to move it further to the south on amenity grounds). At 8 metres further north the tree (after pruning) it would be away from the branches.
- The pods are non permanent fixtures and require only a simple concrete pad and therefore no excavation will take place around the tree roots.

- Will the development have an impact on the trees (including construction activity, service runs and ongoing usage)? Services from the southern most pod will not affect the horse chestnut tree. The trees roots to the northern most pod could be avoided if the pod is sited 8 metres further to the north (away from the horse chestnut). Alternatively, if the LPA wish to retain the pod in the current location as now planned a service trench will be carefully dug by hand and all services fed beneath the roots.
- Will the placement of a permanent target within close proximity to trees potentially lead to their removal relating to health and safety considerations? Should any trees die within a period of 5 years replacement planting will take place. It is not envisaged that such a low key development will impact on the health and safety of the trees or users of the site as the vegetation will be appropriately managed/maintained.
- Policy UE2 requires these sites to be screened by vegetation or landform. In landscape terms effective screening means that it can't be seen (in winter and summer). The application as set out seeks to use the existing vegetation to screen the development and is the place suggested by the LPA.
- 4. Are the trees of merit (BS retention category)? It is reiterated that the trees are not protected and all efforts are to be made to retain them including all existing vegetation and landform.

Appropriate tree/hedge mitigation

It is confirmed that unprotected trees at the site including the canopy spread and tree roots are far enough away from the development to warrant further survey work being carried out given the nature of the proposed usage.

With respect to development, coming within 15 metres of the trees the following approach will be taken (although not anticipated):

- It is recognised that trees, at the site offer numerous benefits in the context of the area setting and provide visual amenity, biodiversity and habitat opportunities for wildlife.
- The objective will be to achieve a harmonious relationship between trees and structures on the site and to ensure they are sustained in the long term.
- **BS5837:2012** follows a logical sequence of events and takes account of the current practice regarding planning for the management, protection and planting of trees in the vicinity of structures, and for the protection of structures near trees (including hand digging of a service trench).
- Trees which are within 15 metres of the proposed development will be subject to a tree protection plan which complies with guidance issues in **BS5837:2012** Trees in Relation to Design, Demolition and Construction.

We hope that the above is useful and the application can now be progressed towards a delegated approval.

Kind regards

Cheryl Ward

Cheryl Ward Planning
MSc MRTPI (Chartered Member)



Cancel

Markup



Done

NYMNP
17/01/2022

