

Louise Clarke

From: Joe Robertson
Sent: 10 May 2016 17:11
To: Louise Clarke
Subject: 2016/90647 Former Station and Railway Goods Yard, Netherton.

Hi Louise

We have now served a new TPO to protect trees around the site including the woodland areas. This has gone out in the post today so should be in force in the next few days.

The woodland plots have not been shown in that much detail on the current plans so it is difficult to assess what impact the proposal will have on them.

Taking account of this new TPO, along with the info currently provided by the applicant, and given layout is a matter to be addressed at the outline stage, I have the following comments:

- I support the principle of developing this site but we need to see more tree info, specifically a tree protection plan (as per BS 5837), which should show the crown spreads and root protection areas for the woodland, plotted on a plan showing the layout, along with any protection measures needed for the trees. Additionally we need to see sample maximum heights for the trees in the adjacent woodland, these can be used to give an indication of shade patterns.
- Plots H9, H10 and H11 are close to the woodlands, surrounded on 3 sides, so there is likely to be conflict between future residents and the trees. However no tree info is provided to demonstrate if this is the case or not. To be able to understand what conflicts would exist, we'd need to see shade patterns and a realistic assessment of future conflicts with either the dwellings themselves or their outside amenity space, as per section 5 of BS 5837. I'd normally expect to see this in the arboricultural impact assessment but I cannot see any information relating to this in the current doc. Based on the current information I could not support these 3 dwellings in their current position.
- Plot H1 is situated just inside the woodland edge, which the tree survey plan shows as requiring pruning to facilitate its siting. Given these woodlands are now subject to a preservation order, I could not support the dwelling in its current location. We'd need it moving away from the woodland edge as far as possible to allow for future growth and room for the development phase, scaffolding etc.
- I'm unclear about the exact route of the proposed green way but from the rough layout shown, I would assume it impacts on the woodland edge, possibly require excavation into the banking the woodland is situated on. For this reason we need to see more detail about how this will be constructed, along with the proposed route shown on a plan with detailed tree info, crown spread, root protection areas, proposed protection measures etc.
- The drainage plan shows the main drainage route cutting through what is now a TPO woodland. The track way which is only a few meters to the west of the current drainage route through the wood, is not part of the TPO'd woodland so there would be no issue placing the drainage here, providing there is a supporting method statement. However if the drainage can only take the route shown, then we would need to see a plan showing the drainage route, along with which trees to be removed, as well as the location of adjacent trees and their root protection area.
- As a final point I would not want to see any of the domestic curtilages, including garden areas, extending into the TPO'd woodland areas. It's not clear on the plans where some of the garden areas stop, especially in the case of Plots H1, H8, H9, H10 and H11

Thanks

Joe

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