

**Consultation Response from KC,
Trees****2021/94280 land at, Lady Ann Road, Soothill, Batley, WF17 0PY****Erection of 65 dwellings with associated works****Date Responded: 20/01/23****Responding Officer: Nick Goddard****Responding Ref: 72/91**

The proposals include the protected trees within the site and the amendments have shown good consideration towards their retention and integration. The finished levels at each side of the ground around the retained trees has avoided the need for large retaining structures or ground level changes will is very welcome.

Footpaths are shown along both sides of the retained trees which will create a good use of the space however these paths will need to be constructed in such a way to avoid excavating roots, details should be provided within an AMS. Details of how trees would be protected from damage during site preparation and construction will also need to be provided in an AMS.

I am happy to support the proposals but would request a detailed Arboricultural Method Statement be provided either prior to determination or prior to commencement in a condition, example below.

Example condition

Notwithstanding the submitted plans and information, an Arboricultural Method Statement, in accordance with British BS 5837, shall be submitted and approved in writing by the Local Planning Authority before development commences. The method statement shall include a Tree Protection Plan and details on how the construction work will be undertaken with minimal damage to the adjacent protected trees and their roots. Thereafter, the development shall be carried out in complete accordance with the Arboricultural Method Statement.

Reason: So as to protect to viability of the protected mature trees within close proximity to the application site and to accord with Policy LP33 of the Local Plan and advice within the National Planning Policy Framework.