

Planning Inspectorate Manage your appeals

Appeal 6009225

Appellant's final comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	Land at Elms Farm, Elms Cross, BA15 2AL
Agent contact details	Eleanor King eleanor@atlasplanninggroup.co.uk +441722638008
Local planning authority	Wiltshire
Application number	PL/2025/08747

Final comments

Thank you for accepting our final comments on this planning appeal. I would like to raise a query regarding the conditions proposed by the Council within the submitted Statement of Case. Proposed Condition 11 states the following:

"11. No development shall commence on the site until an Arboricultural Method Statement, prepared in accordance with British Standard 5837 (2012): "Trees in Relation to Design, Demolition and Construction" has been approved in writing by the Local Planning Authority, and all works shall be carried out in accordance with the approved statement.

REASON: In order that the development is undertaken in an acceptable manner, to ensure the protection of trees on/off the site in the interests of visual amenity."

However, the submitted Arboricultural Impact Assessment which supported the original planning submission explicitly states on page 5:

"Tree Protection Details: The recommendation in BS5837:2012 is that where details might need to be

submitted to allow for changes that might occur after planning permission has been granted, heads of terms of an arboricultural method statement (AMS) would be appropriate. That is appropriate for sites with a range of arboricultural protection measures and methods to be determined. For this site, the development is reasonably straightforward, so a separate AMS is not proposed."

It then goes on to suggest a number of protection measures. As this document is included in Condition 3 it will be necessary for the development to commence in accordance with these protections and therefore there is no need for proposed Condition 11 which will repeat information already approved within the full consent.

As the Council's Tree Officer gave no objection to the proposals during the consultation process this also confirms the site does not have a complex arboricultural strategy that requires Condition 11.

We therefore respectfully request that should the appeal be allowed then Condition 11 is not added to the consent. Many thanks.

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Supporting documents

No documents
