

T4 – Plot 39: The proposed dwelling is situated immediately adjacent to this tree. Whilst pruning of the canopy is proposed to provide clearance, I have concerns regarding the long-term relationship between the tree and the proposed dwelling. Insufficient allowance appears to have been made for the future growth and development of the tree's canopy, which is likely to result in increasing pressure for further pruning works in the future. – *We acknowledge this concern; however, it is worth noting that the tree is of an age where it is successfully established but still in its formative years and would tolerate sympathetic pruning/management. It is important to note that this is an off-site tree in a neighbouring garden so all pruning works overhanging site together with works immediately adjacent to the tree should therefore be undertaken in strict accordance with the recommendations set out within **BS3998:Tree Work – Recommendations**, with appropriate measures implemented in accordance with **BS5837:Trees in relation to design, demolition and construction**.*

A footpath is proposed within the Root Protection Area (RPA) of W1. Sufficient information has been provided within the Arboricultural Impact Assessment (AIA), together with details shown on the Tree Constraints & Draft Protection Drawing, to demonstrate how this can be accommodated. – *During the implementation phase, if construction workers require any further arboricultural information or clarification regarding three-dimensional cellular confinement systems, we would be happy to provide further advice.*

Hardstanding is also proposed within the RPA of G2; however, the extent of the encroachment is considered minimal. Any root excavation and root pruning required in this area should be undertaken under the supervision of a suitably qualified arboricultural consultant to ensure that impacts on retained trees are minimised. – *Agreed, it is important that BS5837 recommendations are followed here, in the event of any root pruning, roots should be pruned back to the soil surface by the project arboriculturist with sharp tools as quickly as possible to minimise potential damage to the retained tree.*

T3 is an 'A' category Beech tree situated within the rear garden of a neighbouring property. The tree's canopy and Root Protection Area extend into the rear gardens of Plots 57 and 58. Given the proximity and extent of canopy encroachment, I have concerns regarding the long-term relationship between this high-quality tree and the proposed dwellings and their associated private amenity space. The current layout is likely to result in pressure from future occupants to reduce or prune the tree due to its encroachment into the recreational use of the gardens, together with issues relating to shading and loss of light. Consideration should therefore be given to increasing the separation between T3 and the proposed plots to provide a more sustainable long-term relationship and reduce foreseeable pressure for inappropriate pruning works. – *Whilst we acknowledge the Tree Officer's concerns, we do not consider that the current level of canopy encroachment provides sufficient justification for relocating the proposed plots, particularly given the existing separation between the tree and the proposed dwellings. The canopy currently extends primarily over the proposed management/maintenance strip rather than the proposed plots footprint. Therefore, the potential for conflict between the tree and the development is considered limited. As the tree canopy does not currently overhang the*

proposed plots, future occupants would not have the right to undertake pruning works to the tree on the basis of overhanging branches.

*As with any tree within an urban environment, appropriate management may be required throughout the tree's lifetime. Provided that any necessary works are undertaken sympathetically and in accordance with BS3998, the long-term care and management of T3 can be accommodated alongside the proposed development. It would also be appropriate for future occupants to be made aware of the presence of an agreed management plan **Purton – Management Scheme**, provided as part of the RM submission helping to minimise the potential for pressure for inappropriate pruning.*

Additionally, the gardens within plots 57 & 58 are east facing and any potential shading and light issues associated with the tree are likely to be most relevant during the early hours of the morning.

On this basis we consider that the current layout provides a reasonable and sustainable relationship between T3 and the proposed development.

If you have any queries or require any further assistance, please get in touch.

Kind Regards,



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