

**MEMO TO:-** Jonathan Ryan

**COMMENTS FROM TREE OFFICER**

**SITE:-** Land At Sodbury Road Wickwar South Gloucestershire GL12 8PG

**REF:-** P22/01300/O

**DATE:** 5<sup>th</sup> April 2021

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**Proposal** - Erection of up to 180 dwellings, a local shop and associated infrastructure (Outline) with access to be determined; all other matters reserved.

**Policy Context**

South Gloucestershire Local Plan [Adopted January 2006]

Policy L1

South Gloucestershire Core Strategy\* (adopted Dec 2013) policy CS1 – High Quality Design. CS2 – Green Infrastructure. CS9 – Managing the Environment and Heritage.

South Gloucestershire Council adopted planning guidelines- Trees and Development Sites

South Gloucestershire Core Strategy\* (adopted Dec 2013) policy PSP 1 – Local Distinctiveness. PSP 2 – Landscape and enhancement and PSP3 – Trees and Woodland.

**Assessment of Proposals**

The site is situated to the West of Sodbury Road, to the South of South Farm. It is proposed that the North entrance to the site is through South Farm property, and the development is within the current Agricultural land.

The Arb Report contains a survey of the trees, indicating their canopy and RPA, as well as which trees are to be removed. The removal includes 2 protected Willow trees to facilitate the North Entrance. There is no information relating to tree protection or landscaping.

**Conclusions and Recommendations**

It is noted that few trees are to be removed, however due to the removal of 2 protected Willow trees within G1 to the North of the site, it is the opinion of the Tree Officer that the application should be refused due to not sufficiently accommodating Core Strategy Policies CS1 and PSP1. A revised Arboricultural Report with alternative access to allow for the retention of all the Willows in G1 would be welcome.

If the Planning Officer is mindful to approve the application, significant mitigated planting should be included to ensure that the SGC Trees and development sites: Guidance for new developments SPD is considered to allow for increased net canopy cover, alongside any further proposed landscaping. I refer to the Landscape Officer's comments relating to required landscaping plans.

Should the application be approved, the Stage 1 and 2 Arboricultural Impact Assessment Report should be included as an approved document and the following condition should be added:

**Condition:**

No demolition, site clearance or development shall commence on site, and no equipment, machinery or materials shall be brought on to site for the purpose of development, until an Arboricultural Method Statement, a Tree Constraints Plan and a Tree Protection Plan in

accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction - Recommendations"; has been submitted to and approved in writing by the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows on site or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land. No machinery shall be stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

**REASON:** To ensure the retention of trees on the site in the interests of visual amenity.

If you have any queries or require any further information, please do not hesitate to contact me.

Regards

Kate Tate  
Tree Officer  
South Gloucestershire Council