

Derby City Council Natural Environment Planning Application Consultation

Application Summary: 23/01631/OUT | Outline application for residential development including access arrangements - up to 90 dwellings | Land To The West Of Royal Hill Road Derby

Planning Case officer: Sara Hodgkinson

Development Control Trees Case Officer: Andy Shervill

Arboricultural/Landscape documents supplied to support application:

[Tree Survey](#)

[Tree Constraints Plan](#) south

[Tree Constraints Plan](#) north

[Illustrative Masterplan](#)

[Landscape and Visual Impact Assessment - Figure 7 Illustrative Landscape Masterplan](#)

Observations:

My opinion has not changed since my pre-application comments. 'In principle there is space for development however the impact on the existing trees and hedges cannot be assessed without the supply of a BS5837:2012 tree survey and supporting documents. (Schedule of trees, TCP and AIA).'

Whilst a tree survey and TCP has been supplied an AIA has not been supplied.

The layout of the development must follow BS5837 Figure 1 - the design and construction process and tree care' flow chart. This shows the logical sequence of events that should be followed in order to achieve a harmonious and sustainable relationship between trees and structures. Using the methodology set out in the BS will help to ensure that development is suitably integrated with trees and that potential conflicts are avoided.

I note that within the tree survey the project arboriculturalist makes reference to T22 (their tree survey number) and whether it is protected by TPO No.179 (T10 within the order). T10 of the order appears to have been miss-plotted within the TPO and I am of the opinion that T10 of the order is T22 within the tree survey.

Conclusion:

I would prefer to see an AIA at this stage so that the impact of potential development is fully assessed and realised now and not as an afterthought once plans have been drawn up. However as long as the applicant follows figure 1 of BS5837 whilst drawing up plans and submits the subsequent AIA and AMS (including TPP) for

approval at the reserved matters stage I have no objection. The supply of an AIA and AMS must be conditioned.

It must be noted that the access arrangements (being determined here) will necessitate the removal of part of east boundary hedge. This is acceptable in terms of BS5837. An appropriate condition must be applied to ensure that works to the hedge must be done outside of the bird nesting season or carried out under ecological supervision.

With regards to landscaping the appropriate/applicable elements of BS8545 should be used when designing a landscape scheme. Elements of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations are also applicable. A landscape schedule and plan must be conditioned. This must not be an afterthought. Incorporating SUDs elements into tree pit design must be considered.

With regards to supplying a suitable Landscape/tree planting scheme the following must be provided:

- Scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted.
- A schedule detailing species, sizes and numbers/densities of all proposed trees/plants.
- Soil assessment.
- Stock type: container grown/bare root/root balled
- Design of tree pit to include:
 1. Provision of access to adequate soil volumes to support the tree through to independence in the landscape and beyond (may include soil cells).
 2. Target soil volumes for each tree must be supplied and actual soil volume must be shown on the landscape plan. Where soil volume is available adjacent to a tree pit this must be conducive for tree root function.
 3. Provision of root deflectors and or root barriers if appropriate.
 4. Irrigation pipe (if used).
 5. Method of securing.
 6. Whether tree protection is being used (cage/guard).
 7. Method of tree pit finish must be supplied: i.e. mulch (including depth) or tree grille/grids.

Glossary:

- **AIA: Arboricultural Impact Assessment**
- **AMS: Arboricultural Method Statement**
- **CEZ: Construction Exclusion Zone**
- **RPA: Root Protection Area**
- **TCP: Tree Constraints Plan**
- **TPP: Tree Protection Plan**