



## Planning application reference – DC/23/1988/FUL

*Thank you for requesting advice on this application from Place Services' arboricultural advice services. This provides advice to planning officers to inform West Suffolk Council planning decisions with regard to potential arboricultural impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.*

### Background

An application was submitted to West Suffolk Council for the property

2 Piperell Way, Haverhill, CB9 8QX

for consent to carry out the following works:

- a. seven units B2/B8 general industrial/storage and distribution units following demolition of existing offices and structures
- b. improvements to existing vehicular accesses

### Comments

This application is in relation to a commercial property with moderate vegetation. Trees can be impacted by construction works through root severance, changes to the root environment, compaction through the movement and storage of plant, damage through harmful construction practices, contamination due to spillage of fuel or other materials, unsympathetic facilitation pruning, and direct damage to the stem and crown. To support this application an Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) have been provided.

The trees on the site are visible from the public realm on Moon Hill Lane and Piperell Way. There are 27 individual trees and 1 group of Category C trees. Of the individual trees, 7 are Category B, 17 are Category C and 3 are Category U trees.

In total the proposed development will result in the removal of 24 trees, 12 due to their condition (9 Category C and 3 Category U) and 12 due to the development (6 Category B and 6 Category C). No facilitation pruning is required on the 4 retained trees.

The AMS states all tree works and removals are to be completed before any demolition tasks take place. Protective barrier fencing is to be set up in accordance with the TPP and remain in place until all construction works are complete. This will form a Construction Exclusion Zone (CEZ), and no personnel, plant or materials are permitted within.

To mitigate for the removal of a significant number of trees, the applicant is proposing significant new planting in the 'Design and Access Statement' and 'Planting Plan'. It details 22 new trees and substantial hedgerow planting throughout the site. Specifically, 10x Field Maple (heavy standards), 4x Serviceberry (heavy standards), 4x Rowan (heavy standards), 2x Wild Service tree (heavy standard), 2x Cornelian Cherry (standards), 456x Cherry Laurel (3 litre), 402x Common Dogwood, 250x mixed native hedge plants (60% Hawthorn, 20% Field Maple, 10% Crab Apple, 10% European Spindle, 10% Bird Cherry).

The 'Landscape Maintenance and Management' document details that in the first 5 years of establishment monthly maintenance visits will take place between October and March and twice per month between April and September. Watering, mulching, pruning will take place as required during those visits. If a plant fails for any reason, a replacement plant will be planted during an appropriate planting season with an approved (like for like) species.

With the strong selection of mitigation planting, this application is supported subject to non-dischargeable condition 'Protection of trees'. All works are to follow the AMS and TPP in strict accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction'.

**Decision**

|        |  |   |   |                 |  |         |  |               |  |
|--------|--|---|---|-----------------|--|---------|--|---------------|--|
| Object |  | Support<br>(Subject to<br>Condition(s)) | X | No<br>Objection |  | Support |  | No<br>Comment |  |
|--------|--|---|---|-----------------|--|---------|--|---------------|--|

**Protection of trees (non-dischargeable)**

During construction of the development hereby permitted, the trees located 2 Piperell Way, Haverhill, CB9 8QX, shall not be lopped or felled without the written consent of the local planning authority.

Reason: In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area.

During construction of the development hereby permitted, any trees within or near to the site shall be protected in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction'. The protection measures shall be implemented prior to any below ground works and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted.

Reason: To ensure that the trees and hedges on site are adequately protected, to safeguard the character and visual amenity of the area, in accordance with policies DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement of development to ensure that existing trees are adequately protected prior to any ground disturbance.

This advice has been provided by Place Services on behalf of West Suffolk Council.