DESCRIPTION : **ERECTION OF 140 NO. DWELLINGS WITH GARAGES AND CARPARKING AND CONSTRUCTION OF ROADS AND SEWERS**

LOCATION : **Land East Of Groby Village Cemetery Ratby Road Groby Leicestershire**

GRID REF : **E : 451999** **N : 306644**

REFERENCE NO: 09/00469/FUL

Reference Documents:

- **Planning Layout Dwg. No. 09-030/02.**
- **Tree Assessment Report – FPCR May 2009.**
- **Tree Location, Quality and Constraints Plan Dwg 3990/A/2**

Further to your request for comments in relation to trees at the above site I trust the following are of assistance.

Throughout the FPCR report there are inaccurate crown spread measurements and this appears to be reflected in the Planning Layout. (e.g. T8 below.)

Specific trees

T1 Oak: Young tree with insufficient space allowed in the layout to grow on.
T2 Ash: Middle-aged tree which is worthy of retention Category C (Low quality and adequate to remain for >10 yrs) and not the Category R (Remove) that has been allocated.
T3 Ash: Middle-aged tree in fair condition which is worthy of retention Category B (Moderate quality and adequate to remain for >20 yrs) and not the Category R (Remove) that has been allocated.
T4 Cherry: Mature tree with 7m. radial crown spread towards the site. Will dominate the proposed rear garden. Worthy of retention Category B (Moderate quality and adequate to remain for >20 yrs) and not the Category C that has been allocated.
T5 False acacia: Retention Cat. C - not Cat. R.
T8 Weeping willow: 14m. crown spread – not 5m. as shown. Worthy of retention Category B (Moderate quality and adequate to remain for >20 yrs) and not the Category C that has been allocated. Totally inadequate space allowed in the planning layout drawing for this tree with roads too close. Sufficient space should be allowed for retention without pollarding which would be inappropriate.
TG1 Maximum existing crown spreads of Silver birch trees is 9.0m. and not 1-3m. as shown. DBH (Diameter at Breast Height) should be 560mm with appropriate Root Protection Area (RPA) of 6.7m. radius.
TG6: Requires an individual tree survey to specify precisely which trees are proposed for removal. The three trees should be shown as Cat B and C. Trunk decay present in two of the three trees.
TG7: Five important Ash trees within the Ratby Road boundary hedgerow and accurately shown as retention Category B. Layout would result in the loss of two. The required RPA's of the other three have not been achieved.

Woodland

The planning layout indicates road construction close to the east boundary alongside the wooded embankment. Natural regeneration of Oaks etc. from the woodland is progressing onto the site and I would prefer to see an extension of woodland along this boundary. Shadowing from the east should be considered in relation to house plots in this area.

Woodland shown on drawing 3990/A/2 to the south of Ashdale has not been surveyed. Details should be provided as trees will have a significant impact on the proposed properties and vice versa. Supplementary woodland planting would be appropriate in this area and along other boundaries.

Lombardy poplars in the garden of Ashdale, on the boundary near TG5 and T5 require surveying to inform on shadowing and required foundation depth.

The small corner area adjacent to Ratby Road and close to T2/T3 would be better retained as public open space with woodland planting.

Please let me know if you require any further assistance.

With regards,

Julian Simpson
Tree Officer