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Angela Ransley

BY EMAIL ONLY

Ashford Borough Council Ref:
18/01247/AS

Our Ref: 17096

1st October 2018

Dear Mrs Ransley

Re: Trees at “Elite”, Hornash Lane, Shadoxhurst, Ashford, Kent, TN26 1HU

Further to our arboricultural report Ref: 17096(f2) dated 28th November 2017, we received a copy of the Tree Preservation Order (TPO) served by Ashford Borough Council **Ref:** 12/2018 covering five individual oak trees, three groups of trees (covering another 11 oak trees) and two woodlands described as “wood pasture” and “woodland” respectively with a variety of tree species listed.

Inevitably, the listing of trees in our report differs from that used in the TPO and I have attempted to reconcile the two lists to assist in considering any plans:

TPO tree/group number	Our arboricultural report tree number
T1	T18
T3	T15
T4	T14
T5	T13
G1	G19 (5 trees)
G2	T4, T5, T6
G3	T1, T2, T3
W2	G12 incorporating T10, T11 and G9

Both T2 and W1 of the TPO are sufficiently removed from the area of proposed development that they can be ignored for the purposes of this exercise so are not included in the above table.

The latest development layout – and I understand that the planning application may be converted from an outline application – is referenced 217/38-07. This plan shows 6 “units” i.e. detached houses. I note as follows:

Unit 1 is now smaller than before and located closer to the entrance road. Its footprint should have no impact on the protected trees. Unit 2 is remote from any trees other than the top end of W2 of the TPO and any impact on trees can be easily avoided.

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Units 3, 4 and 5 are located on the footprint of existing buildings/hard surfacing. Unit 5 will be the unit closest to protected trees T3 and T4 but there is no reason why protective fencing during construction will not separate development activity from these trees, thus protecting these two trees for long term retention.

Unit 6 will be located between G2 and T5, with the footprint of the building being outwith of RPAs (root protection areas of both T5 and W2). Whilst activity will be close to the edge of the RPAs, the RPAs can be protected during construction using the normal BS5837 standard protective fencing and ground protection, where necessary.

The new access drive along the fronts of Units 3,4 and 5 to access Unit 6 will pass beside one arm of W2 as shown in our arboricultural report. The impact on trees will be no different to that described and mitigated in our report. In due course it may be necessary to consider a 3-D geotextile underlay for this drive. Details for this can be provided in an arboricultural method statement, if conditioned.

For these reasons I consider the proposed layout 217/38-07 will have no greater impact on trees than that shown in our arboricultural report; in some ways it will have lesser impact, particularly beside Unit 1.

I hope this clarifies the situation. Any further detail required can be provided conditioned in a tree protection plan/arboricultural method statement, best undertaken once a known contractor has prepared a construction method statement or similar and the two method statements can be implemented seamlessly.

Yours sincerely



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