

Benjamin Bailey

Subject: RE: PLAN/2019/1176 Land South Of Kingfield Road And East Of Westfield Avenue, Westfield Avenue

Switch-MessageId: 86c1caf45a7e464cac04b0f19863a879

From: James Veats
Sent: 21 January 2020 11:18
To: Benjamin Bailey
Subject: RE: PLAN/2019/1176 Land South Of Kingfield Road And East Of Westfield Avenue, Westfield Avenue

Ben,
Trees in relation to development
In principal the proposed is considered acceptable with the most significant trees being retained, there are concerns with the construction in close proximity to the trees at the front of the site, but these should be overcome with a site specific Arboricultural Method Statement which should be provided and approved prior to any works on site, this should take in to consideration the demolition of existing buildings within the RPA's of retained trees services and drainage as well as new building foundations and hard surfacing especially in respect to changes of levels.
Landscaping
The landscaping master plan appears to indicate a significant increase in tree cover for the site, shrubs green spaces, which is welcome. Details of species , sizes quantities will be required via a condition. There is very limited tree planting on Westfield Avenue which is essential to soften the impact of the development. Any trees planted within hard surface areas will require underground structures to provide sufficient rooting volumes to allow the trees to grow to their full potential without disrupting surfaces and street furniture, they can also assist in slowing down water run-off and could be incorporated in SUDS calculations. Details of tree pits will be required.
Any drainage and services requirements should take into account existing trees and future planting. Details should be considered by the project Arboriculturalist prior to submission.
Kind regards
James