

**ENVIRONMENT TEAM
RESPONSE TO CONSULTATION REQUEST**

App ref No: 10/04015/FUL	Development proposal Development of 108 new homes	
	Site Address Street Record Cautletts Close Midsomer Norton	
Date Received:	Case Officer Jane Brewer	
Response Date: 21/10/10	Requesting DC Officer Sarah James	✓

No Objection	
No Objection subject to conditions described below	✓
Not acceptable in the current form. See comments/ suggestions below	
Object, Please see comments below.	

Summary of observations, recommended conditions and relevant policies

The most significant individual trees which are directly affected by the proposal and which would require removal are T101 (2 x Field Maple) and T103 (Alder). Since there is scope to carry out new planting I have no objection to these being removed.

I note that the Landscape Officer has not been consulted and in view of my recent site visit I include below my initial observations with the surrounding green infrastructure which should not take the place of any future formal landscape comments from Andrew Sharland regarding the proposed layout and landscaping.

The proposed housing layout does not take into the comments made by Charles Potterton in response to 09/00016/PADEV regarding the distances between retained hedges surrounding the site and their management.

The hedge along Withies Lane is provided with a buffer and scope for consistent and continual management, who is going to be responsible for this? However the hedging to the north (by the cricket club) and south (by homes within Cautletts Close) has not been provided with a buffer.

Plot 21 sides onto the northern hedge and the garden boundaries are immediately adjacent to the hedge, this dwelling should be deleted. This limits the ability for the hedge owner to manage the sides and there is likely to be increased pressure from new residents for the hedge to be managed at a lower level and adjacent trees pruned to increase light levels into north facing windows. More space is needed. It is not clear whether this hedge is entirely growing outside of the site so there is also the potential for different owners to manage the hedge in differing ways (as evident with the hedge on the southern boundary).

Plots 9 to 15 have rear gardens facing into a row of Lawson Cypress which are growing within the adjacent property. These are currently unmanaged and overhang the site significantly. Any pruning back to the boundary is likely to result in an unsightly appearance if not done sympathetically and phased over time. In addition, the height of these trees could lead to conflicts between the occupants and tree owner, particularly since the trees will obstruct afternoon sun.

The southern boundary predominantly consists of Hazel growing on either side of a ditch. The Planning Layout drawing 13039/5000/A appears to indicate that the gardens will extend to incorporate the ditch with the exception of plot 69 which sides onto the ditch. The hedging has been actively managed by several residents in Cautletts Close, but the majority has been untouched and overhangs the side considerably. Conflicts are anticipated between the occupiers of the new properties and residents in Cautletts Close regarding the management of the hedge in relation to overhang and light restriction. Similarly, two Silver Birch and one Ash are growing to the rear of plots 63, 64 and 65 which may lead to conflicts.

To return to arboricultural issues, I have no objection to the proposal subject to the following conditions:

- No development shall take place until an Arboricultural Method Statement with Tree/ Hedge Protection Plan has been submitted to and approved in writing by the Local Planning Authority and details within that implemented as appropriate. The statement should include the control of potentially harmful operations such as the storage, handling and mixing of materials on site, burning, location of site office, service run locations and movement of people and machinery.
- Reason: To ensure that trees to be retained are not adversely affected by the development proposals
- No development activity shall commence until the protective measures as stated in the Arboricultural Method Statement are implemented. The local planning authority is to be advised two weeks prior to development commencing of the fact that the tree protection measures as required are in place and available for inspection.
- Reason: To ensure that the trees are protected from potentially damaging activities.
- No development or other operations shall take place except in complete accordance with the approved method statement unless agreed in writing by the local planning authority. A signed certificate of compliance shall be provided to the local planning authority on completion.
- Reason: To ensure that the approved method statement is complied for the duration of the development.