

From: Carl Springett
Sent: 08 August 2023 09:53
To: Jack Trendall
Cc: Planning Idox
Subject: 2023/0962 - Land North of Raleigh Drive Claygate Esher Surrey
Attachments: M3D7D89.pdf

Proposal: Outline application for up to 60 dwellings, associated landscaping and open space wi
Location: Land North of Raleigh Drive Claygate Esher Surrey
Application ref: 2023/0962
Application type: Outline Application

Dear Jack,

Thank you for consulting me on the above application. I have viewed the documents submitted and made my comments below.

Protection Status:

- The site is not located within Ancient Woodland.
- Is not within a Conservation Area.
- TPOs are present on site.

Overview:

- Site use: The proposed development site is private residential.
- Site outlay: Mixed trees/vegetation of various size, age, and condition, with TPO.
- General amenity: Trees and shrubs on site contribute to the character and amenity of the area.

Supporting Arboricultural Information:

Has been supplied referencing British Standard 5837:2012 - Trees in relation to design, demolition, and construction – Recommendations.

Conclusion:

The Council has no objection to the proposal on arboricultural grounds if works are carried out to specifications detailed within the supplied arboricultural report and attention is paid to the use of the following planning conditions:

TR101 – Tree Pre-commencement Meeting (With tree protection)

No development including groundworks and demolition shall take place and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until a pre-commencement meeting has been held on site and attended by a suitable qualified arboriculturist, representative from the Local Planning Authority and the site manager/foreman.

The site visit is required to ensure operatives are aware of the agreed working procedures and the precise position of the approved tree protection measures that remain installed in accordance with the approved tree protection plan(s) until all development works are finished and building materials have been removed

CONSULTANT: BARTON HYETT/SITE: Land North of Raleigh Drive Claygate Esher Surrey/TPP: BHA_501/DATE: 2022

To arrange a pre-commencement meeting please email cspringett@elmbridge.gov.uk with the application reference and contact details.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14, DM6 of the Councils Core Strategy 2011 and Development Management Plan 2015. This is required to be a pre-commencement condition as the details go to the heart of the planning permission.

TR104 – Tree Protection Measures (With Pre-Commencement Meeting)

After the agreed tree protection measures have been installed in accordance with the approved plans, all tree protection measures shall be maintained for the course of the development works. The development thereafter shall be implemented in strict accordance with the approved details and method statements contained in

CONSULTANT: BARTON HYETT/SITE: Land North of Raleigh Drive Claygate Esher Surrey/REPORT: 5014/DATE: 2022

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14, DM6 of the Councils Core Strategy 2011 and Development Management Plan 2015.

TR108 – Tree Retention

All existing trees, hedges or hedgerows inside the identified site boundary shall be retained, unless shown on the approved drawings as being removed and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the proposed development.

No retained tree, hedge or hedgerow providing a screen shall be cut down, uprooted, or destroyed, other than in accordance with the approved plans and particulars.

If any retained tree, hedge, or hedgerow is removed, uprooted, or destroyed or dies, another tree, hedge or hedgerow of similar size and species shall be planted at the same place, in the next available planting season or sooner.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14, CS15, of the Councils Core Strategy 2011 and DM6 of the Councils Development Management Plan 2015.

Regards

Carl Springett | Tree Officer | Planning Services

tplan@elmbridge.gov.uk | 

Elmbridge Borough Council Civic Centre High Street Esher Surrey KT10 9SD