CDC Arboriculture consultation response.			
CDC Reference	25/01510/OUT		
Date Received.		**Response date.**	07/08/2026
Officer.	*Iain Osenton*		
Arboricultural information reviewed.	Aspect Arboriculture Arboricultural Impact Assessment 11270_AIA.001 Rev B		

Comment type and Summary.

No Objections.

The proposal requires the facilitative removal of 53 trees, consisting of 0 category A trees, 13 category B, 6 category U, and remainders category C. Category B trees appear to hold primarily cohesive amenity value as opposed to individual merit. The tree losses are facilitative for access only, with the majority of trees on site retained, with ample scope for tree planting. No veteran trees of ancient woodland identified.

Observations.

- 53 trees proposed for removal to facilitate highways compliant access.
- 13 category B, all others category C or U, the latter is rarely considered a constraint to development.
- The majority of trees within the site sit on the current site boundary allowing development within the boundaries without further tree removals.
- The majority of trees on site are to be retained. Providing ample space is given between retained trees and the developed area, acceptable arboricultural impact is achievable.
- The site holds ample space for tree planting.

Relevant Local and National policies.

- ***CDC local policy ESD13 – B.253*** *The Council will seek to retain woodlands, trees, hedges, ponds, walls and any other features which are important to the character or appearance of the local landscape as a result of their ecological, historic, or amenity value. Proposals which would result in the loss of such features will not be permitted unless their loss can be justified by appropriate mitigation and/or compensatory measures to the satisfaction of the Council.*
- ***NPPF 136 -*** *Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.*
- ***NPPF 193C -*** *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons70 and a suitable compensation strategy exists.*

Conformity with policy assessment.

- ***Compliant.***

Further information required.
• An updated AIA should be commissioned once the sites internal layout is approved (REM) in addition to an arboricultural method statement compliant to BS5837:2012.

Conditions.
• AIA/AMS to be submitted at REM phase.

End of document.