

Maple Road, Tankersley

05th August 2019

Landscape Statement

Further to a recent meeting with the Local Planning Authority (LPA) Barnsley Metropolitan Borough Council (BMBC) planning, arboriculture and ecology officers on 19th July 2019, clarification was sought regarding the extent of tree retention on site between the outline application, and the current reserved matters application.

The outline planning application included a large building located adjacent to the northern and eastern boundaries of the Site, and an access road and car parking located to the west of the proposed building.

The location of the proposed car park required the use of a retaining wall approximately 3m in height running in a north west to south east direction along the eastern edge of the existing woodland (W12). This design enabled the retention of the majority of woodland group W12; and G21 (to the north). This approach did result in the loss of some trees within the south west corner of the Site and would have required the use of specialist construction around several existing trees within the woodland group (T8 for example) due to the necessity of a 1:2 embankment required to construct the proposed retaining wall.

The estimated extent of the earth works associated with the proposed retaining wall and associated embankment are shown on drawing number 101C. The plan also shows the extent of the retained tree canopy (pink line).

Following the grant of outline planning permission for the site and as part of the consultation process with the LPA for the reserved matters application with the LPA arboriculture and ecology officer's potential concerns were raised over the effect of the proposal on trees in the western woodland area (W12) and the norther group (G21). At our meeting on 19th July, we agreed to clarify the position.

Plan 101C shows the outline of the building from the previous outline scheme and the proposed reserved matters scheme. Our view is that the current reserved matters scheme provides overall betterment to both the woodland W12 and the group G21 as a result of a smaller building now being proposed.

The reduced building size has moved further south to create a greater offset from G21. Earthworks required in this area are outside the canopy line.

Along the western boundary the car parking and roads have been moved to the east side and the building is now located closer to the west as a result. This approach enables a simple earth embankment to be constructed along the western boundary to accommodate levels, with removal of the retaining wall and a turning head from the proposals. This results in less tree removal along the eastern edge of woodland W12 and simpler construction activities.

The simpler construction activity will ensure that trees proposed for retention have a greater area of root protection than the outline application. As shown on plan 101, the proposed layout significantly increases the extent of retained canopy compared to the estimated extent in the outline application.

The proposed layout provides an opportunity for the new embankment to naturalise over time to extend the influence of the woodland to the east. The retention of woodland soils and their re-use on the new slopes (As per the Arboriculture Method Statement) also ensured that the qualities of the woodland soils were retained and used as part of the naturalisation of the slopes.

In summary and as set out in the Arboriculture Impact Assessment, the applicant understands that woodland group W12 is important as a group visually, ecologically and as an element of local green infrastructure within the landscape.

The applicant assesses that providing the linearity of the woodland is maintained along the entire western site boundary, the loss of those trees proposed for removal along the woodlands eastern edge could be mitigated by allowing the woodland edge to re-establish along the proposed slopes post construction, which is facilitated through retention of woodland soils on the slopes. The addition of native species woodland and hedgerow planting along the southern boundary would also create additional green infrastructure within the site.

In the round the reserved matters scheme would result in a greater level of tree retention in comparison to the outline application and would enable a larger extent of arboriculture, landscape and ecological mitigation than the outline application.