DESIIGN & ACCESS STATEMENT
PROPOPSED DWELLING AT
ALDHAM HOUSE LANE
WOMBELL, BARNSLEY

BACKGROUND

This application is a re-submission of application 2023/0125 which was submitted on 27th February 2023.

The only issue to arise was the proximity of protected trees in an adjacent woodland group.

The scheme was revised to address the comments of BMBC Tree Officer and submitted with a supporting, revised Abouricultural Report. Revised scheme showed the proposed building well clear of the tree root spread.

Due to delays by BMBC assessing the revised proposals, it was not until 28th September that the Agent was informed that the application was to be refused solely based on the LPA Tree Officer.

Basic details of the Tree Officers credentials are he/she a degree in Arboriculture and has worked for many years both in private practice and local government

The application was withdrawn pending consultations with Senior Officers.

Despite consultations with Senior Officers and reference to similar, more onerous situations, regarding trees on other, local sites, the advice given was that the same criteria with regard to trees could not be applied consistently. Ther LPA recommended a new application that would, in all likelihood be refused, giving the Applicant the opportunity to appeal the decision.

Details of the apparent inconsistencies applied by the LPA will be explained in any subsequent appeal.

The new application includes a comprehensive Abouricultural Report prepared by Mr Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, ACIEEM, QTRA Registered.

Adam is the company Director and Principal Consultant. He has a mix of the highest-level academic qualifications and relevant work experience. He has worked within the tree care profession for over 20 years and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major multimillion pound housing developments and infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the crown court. Adam has also undertook locum Tree Officer work for several local authorities.

An Arboricultural assessment is attached, however important and highly relevant extracts have been copied below

3.1.2 An online search was undertaken with Barnsley Metropolitan Borough Council on 23rd November 2022 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. Trees adjacent to the site are protected by a Tree Preservation Order (Ref: 4), and as such all trees within the site are legally protected. **The site is not situated within a Conservation Area.**

3.2.1 The tree survey revealed 23 items of woody vegetation, comprised of 22 individual trees and 1 tree group. **All trees are retention category 'C'** (explanatory details regarding the retention categories are included at Appendix 3).

3.2.3 There is limited species diversity at the site. The dominant species are Cherry and Hazel, with occasional Birch, Beech and Rowan. **Most trees are semimature with only occasional early mature trees.**

3.2.4 All surveyed trees are located within adjacent land, many overhanging into the site. While the trees provide effective screening and contribute to the overall tree cover of the area**, they contain multiple defects and are low amenity and value.**

4.2.1 From assessing the new development proposals, **no trees will require removal or pruning works to facilitate the development, all trees can be suitably retained.**

4.3.2 **The design of the new development has considered the trees crown position in relation to the dwelling.** The trees are situated to the north of the dwelling so there would be no direct shade cast over the dwelling from the trees. The trees to the north are generally small growing species, a relatively thin band of Cherry, Birch and Hazel. As such, the design proposals avoid excessive shading, and give adequate provision for future tree growth.

4.3.3 **The buildability of the proposed development has been assessed in terms of access, adequate working space and provision for the storage of materials, including topsoil, in relation to the trees.**