

Steve Ashdown

From: Irene Fletcher
Sent: 23 June 2026 13:25
To: Steve Ashdown
Subject: DM/25/2223

Hi Steve,

I note that we have received amended plans, following my previous comments, and I am now clear on the boundary of the AW and the buffer zone. My previous comments re indirect effects apply, however, this is primarily a matter for ecology. I note incursions within the RPAs of trees within the buffer and remediation details for this.

Some Cat B tree removal is proposed, but I note proposed additional planting around the access (details to be confirmed). Two removals are for non natives and, the Leylandii and Norway maple loss may be mitigated by appropriate planting with some longevity.

My previous comments regarding drainage/utilities through, AWs, buffer and RPAs, apply. I note that these details are not available. Would it be possible to require details of any utility incursions with appropriate method statement, by condition ?

Tree selection is generally appropriate, native shrub selection should omit Sambucus nigra. Fully detailed plans should be secured by condition. I note some planting layouts are not available.

Please could be volume capacity for the tree pits within car parking are be confirmed.

Thanks,

Irene

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