

Physical and Infrastructure constraints and interventions to overcome them

Access has been investigated by a Highway Consultant who considers it would be possible with the removal of some trees. Please see the attached option 2.

An Arboricultural Consultant has undertaken a preliminary assessment of the quality of trees on site and commented as follows:

- Tree constraints within the open parts of the site relate to the western boundary tree belt and a collection of field boundary Oaks which at first glance represent good quality trees. The standalone oaks form a linear feature to the southern boundary and as a standalone tree to the eastern boundary. Their boundary positions enable realistic opportunities to retain whilst maximising the sites development potential.
- My opinion of the woodland part of the site has relaxed now that I have been able to explore it. It is in fact a derelict formal garden comprising distinct parcels of land separated by old iron fence and derelict hedge. Within this there is a formal planted walkway orientated east-west, and immediately to the east there is an orchard; the western most parcel contains the pond and a very established Oak. The external boundaries comprise the original boundary plantings (Oak and Lime) which give the appearance of maturity and woodland.
- The interior is mainly comprised of regenerative Oak and Ash with Silver Birch, suggesting that the garden was abandoned circa 40-50 years ago. My principal concern however would be the effect of bringing an access through the site from Grove Road as the external mature trees and the boundary integrity would be the priority to retain. In terms of internal losses there is little of any arboricultural value except occasional standalone specimens that could be readily designed around.