



Unit 4 Brices Yard, Butts Green, Langley Upper Green, Saffron Walden, Essex. CB11 4RT

By Email Only

15th November 2024

Dear Leanne,

S62A/2024/0058 Land adjacent to Village Hall, East of Cambridge Road, Ugley, Bishops Stortford, Hertfordshire

Thank you for the opportunity to respond to the further comments received, which we note are from The Woodland Trust, Place Service Ecology, Natural England and ECC SUDs and three additional comments from the public. In regard the comments from the public, it is considered that these are already covered by the documentation submitted to date.

In terms of the confirmation of objection from the Woodland Trust, we have appended a further note from A. R. Arbon MBE, Consultant Ecologist, 38 years and N.P.T.C. Qualified Tree Surgeon, which confirms that the site-specific context of these trees should take precedence over the arbitrary part of guidance they refer to and should also be considered in the context of the guidance as a whole. He concludes that *“It is my professional opinion that the proposed works can be undertaken without causing harm to the root protection areas of these trees and should the Inspector be concerned about further development within the gardens of plots 14, 15 and 16 this can be prevented by the removal of permitted development rights as recommended above. Therefore, the requirements of NPPF Paragraph 186 c) have been complied with.”*

Suggested condition:

“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development permitted by virtue of Classes A and E of Part 1 of Schedule 2 to the Order shall be undertaken within the rear gardens of plots 14, 15 and 16.”

It should also be noted that Place Services Ecology and Uttlesford District Councils Tree Officer are both content that there will be no harm caused to these trees.

Re the additional comments from Place Service relating to the UU, we consider that the UU does provide the protection to the trees they have requested but should the Inspector

want to go further, the Inspector could add a condition to prevent the removal of any existing trees on the site without written permission from the council.

Suggested condition:

“No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner, other than in accordance with the approved plans, Unless otherwise agreed in writing by the local planning authority”

We note that SuDs and Natural England reconfirm that they have no objection.

Should the Inspector have any further questions about the above or the appended document from A R Arbon, please don't hesitate to contact me.

Kind Regards

Samuel Bampton.