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From: [REDACTED] >

Sent: 24 February 2021 23:00

To: Planning <planning@ribblevalley.gov.uk>

Subject: Application 3/2021/0121 (Officer Alex Shutt)

Dear Ribble Valley Planning

We would be grateful if you could consider the following points regarding the application for tree work by Co-op Estates on Land North of Barley Close Whalley, application number 3/2021/0121.

On first glance of this application, Co-op Estates could be praised for their concern and proposed action regarding local householders' wet gardens. However, some of the information is not very comprehensive or very clear (tree numbers on the diagram) to view on the web, and in the current climate of mass development, we would like ask the following questions.

1. Where is the developer aiming to access this land to do this work?
2. Whilst the developer is planning to 'dig a channel of a sufficient, although unspecified width and depth' it has determined that it needs a 13 ton excavator. Can a smaller machine be used which may reduce the need for some tree felling, which it states has to be done for access?
3. Trees are a natural 'sponge' for excess water, could some trees remain, and the drainage pipe be situated away from, but alongside, the trees so that there can be both the existing trees and a pipe?
4. Where is the proposed fencing going to erected, and for what time-line?
5. There are several statements in the Arboricultural Impact Assessment document from the agent that state 'From the information provided by the client to date....'. This statement creates alarm bells that the client may have further plans for this land. What safeguard is there, that once the trees have been removed, the land remains grassland?
6. If the current trees cannot be 'saved', can replacement trees be planted and scattered across the land, instead of being group together and tucked away on one edge?

Our 'cup half full' perspective applauds Co-Op Estates for their concern for local householders wet gardens, however, our 'cup half empty' perspective wonders if this project is a way for the site to be 'cleared' of any tree impediment for future housing development.

Thank you and kind regards,

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Sent from my iPad