

05 November 2025

Council Office
Kings Brook House
7 Kings way
Bedford
MK42 9BA

Your Ref:

Our Ref: 093-C32

Dear Sirs,

RE: Land Adjacent To Oaklea And South Of, Cowards Lane, Codicote, SG4 8UN – Discharge of Condition 32 of Outline Planning 17/01464/1/OUT for the above site.

I write in respect of the above-referenced planning permission and specifically to request the discharge of Condition 32, which reads:

“None of the trees to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority.”

In accordance with this condition, I propose to undertake crown trimming of the oak tree adjacent to Plot 80 which is to be retained on-site and hereby apply for the Council’s prior written agreement for such works. Below I set out the proposed works, the arboricultural rationale, and the mitigation measures to ensure tree health and retention of amenity value.

Proposed Works:

- Crown trimming to alleviate the impact of the tree overhang, light/air movement, building proximity, maintenance access to Plot 80
- No more than 1.5m of live crown removal and only removal of selected tertiary branches, avoiding major structural limbs.
- The works will be carried out in winter as it’s noted as the dormant season to minimise stress and sap-bleeding as recommended for many species.
- Cuts to be made back to suitable lateral branches or branch collars rather than flush cuts; no topping or lopping; no more than one-third of the diameter of a branch removed when cutting back to a lateral.
- A suitably qualified and insured arboricultural contractor will be engaged according to industry standards

The proposed works are in line with Arboricultural Rationale & Best Practice. There will be no topping, but a measured trimming to maintain the trees’ health, amenity, and safety as well ensuring Plot 80’s resident will be comfortable moving into the property.

I have attached a document 'Tree Condition - Plot 80' which shows the condition of the tree on site and its impact on Plot 80.

In view of the above, I request that the Council agree in writing to the proposed crown trimming of the retained trees under Condition 32 and thereby discharge that part of the condition. If the Council requires further details, I will be pleased to submit them.

Should you have any queries then please let me know.

Yours faithfully,

for and on behalf of Croudace Homes Ltd

Lauretta Nabawanda

Engineer

[Redacted signature block]