

Planning Officer: Michael Eastham

Planning Application Ref: AL/20/18/OUT

Location: Land at Bridge Cottage & The Old Cottage, Lidsey Road, Lidsey, PO22 9PH

Description of works: Outline application for the demolition of 2 No. dwellings & associated outbuildings & the erection of up to 27 No. dwellings, of which 30% will be affordable, with associated open space & access. This application is a Departure from the Development Plan.

Comments on Application:

- The applicant has employed **Lizard Landscape Design Ltd** to prepare an Arboricultural Impact Assessment & Method Statement, ref.LLD1349-ARB-AIA, 2nd February 2018, along with a supporting Existing Tree Schedule and Tree Retention and Tree Protection Plan for this project.
- The Tree Survey data submitted accords with the requirements of BS5837:2012 although I must register my disappointment with their Suitability for Retention category ratings applied, which I believe underestimate many of the tree's quality and potential life expectancy. As such, I consider there to be a number of Category A and B trees on the site which have been unfairly downgraded.
- Although only of limited view at present, there are a number of trees within the site that have great potential to complement any development and sit comfortably within the semi-rural environs. Of special note and to be considered for long-term preservation are T07 maidenhair, T29 oak and T40 beech. The former is an especially fine example of its type with great ornamental value and well-situated within the plot; the latter two are native trees of excellent form and apparent good health. I regard all as Category A trees (high quality) and they should be retained in harmony with any future development of this site; the agreed layout for which must allow for future branch and root spread without impediment.
- Within the site, approximately 80% of trees surveyed as Category B and 66% of Category C trees; are listed for removal. Approximately 66% of all existing trees within the site are listed for removal.
- The number and position of dwellings proposed for this parcel of land is such that very few trees of current and/or long-term value would be retained.

Conclusions:

- The proposal seeks to fully exploit the available space but without sufficient regard for existing trees and hedges of high/moderate quality; a significant quantity of which could be harmonious with and provide instant value to a more sympathetic design.
- I find the extent of proposed tree loss at this site unacceptable, especially in relation to any positive benefits that may arise from the development.

Recommendations:

- For reasons stated above, I can only recommend **REFUSAL** for this application in its current form.
- I recommend the making of a Tree Preservation Order to protect the aforementioned maidenhair, oak and beech trees (identified on the above Existing Tree Schedule as T07, T29 and T44 respectively). I attach TEMPO forms and site plan to assist you in making this order.

Mark Warwick

Tree Officer / Parks and Greenspace Team