

Planning Officer: Mr S Davis

Planning Application Ref: AL/33/19/RES

Location: Barnside, Hook Lane, Aldingbourne, PO20 3TE

Description of works: Approval of reserved matters following the consent of AL/8/16/OUT (APP/C3810/W/16/3155330) for the erection of 14 No. dwellings with associated access, parking, landscape & open space

Comments on Application:

- The applicants have employed **eco urban Limited** to prepare an **Arboricultural Implications Assessment & Method Statement, report ref. 181090-AIA 3, dated 20th March 2019**, inclusive of a Tree Survey Schedule and **Tree Protection Plan** for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am broadly in agreement with the findings but disagree with the retention category rating assigned to one notable tree (oak -T2), which I believe undervalues its current and potential contribution to the surrounding area. I regard it as a category B tree and more importantly, the most valuable and publicly visible tree on-site. The character of the lane is to some extent defined by landmark pedunculate oak; which this has the potential to become if given enough room to mature.
- Oak – T2 is proposed for removal, which I find unnecessary and unacceptable, especially as there appear to be alternative options for access onto the site. With imagination, it should be possible to re-locate the access to the south and re-configure the plot size/layout without any significant loss of unit numbers.
- In respect of landscape proposals, I defer to Sue Howell, our Leisure and Landscape Officer. My only preference on this occasion, is that as part of the detailed landscape plan, I would expect to see the selection of some native tree species that ultimately will be of great stature (>20m ht.) and potential longevity such that they will grow to enhance the local landscape and more than adequately compensate for the planned removal of cypress shelterbelt trees along the site's southern boundary.

Conclusions:

- I would like to see the applicant submit a revised layout, which accommodates (and allows for the long-term retention of) Oak – T2 and consequently positions any footway and/or carriageway construction wholly outside of its nominal root protection area (RPA). Should we receive a subsequent layout that I can support, it will be a simple case of applying my standard set of conditions to tie the applicant in to their own AIA, AMS and Tree Protection Plan – albeit revised to reflect those changes.

Recommendations:

- As it stands, I must register an **OBJECTION** on the grounds of an unnecessary and unjustified proposal to remove Oak – T2. That said, I expect this sole arboricultural constraint to be easily overcome with a more sympathetic and revised layout.

Mark Warwick
Tree Officer / Parks and Greenspace Team