

Planning Officer: Ms Louisy-Johnson

Planning Application Ref: AL/81/21/PL

Location: Ryefields Farmhouse, Oak Tree Lane, Woodgate, PO20 3GU

Description of works: Demolition of existing building & erection of 5no houses comprising 1no 4-bed detached, 2no 4-bed link detached & 2no 3-bed detached houses with associated access & parking (resubmission following AL/72/19/PL). This site is in CIL Zone 1 & is Zero Rated

Comments on Application:

- I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources. Previous consideration from site and familiarity with surrounding areas provides further insight to the proposal.
- The applicants have employed Lizard Landscape Design Ltd to prepare an Arboricultural Impact Assessment & Method Statement along with a Tree Retention and Protection Plan for this project.
- It is acknowledged that a large number of trees would be removed to facilitate the development, including a mature oak (subject of a Preservation Order). Proposed mitigation measures are not sufficient to compensate for their loss and it is hard to see how they could achieve that with such a configuration of units and parking area. Those trees, particularly roadside, contribute to the character of the area and have public amenity value.
- Several are off-site and appear to be in 3rd party ownership. Notwithstanding the above, if approval is given for this application in current form without adequate mitigation for construction within Root Protection Areas and 3rd parties do not consent to the removal of their trees – significant damage to those trees is highly likely to occur.

Conclusions:

- I find this latest application to be ill-conceived in arboricultural terms and layout inferior to that previously submitted. I cannot support the removal of principal off-site tree (oak – T20) to facilitate any scheme for this plot. A development that respects and accommodates the higher quality trees and those of long-established landscape value is achievable, yet there is no aspiration to do so here.
- Trees of lesser quality and landscape value could be sacrificed to allow a sympathetic development although a reduction of units may need to be accepted. That is reasonable and of itself would not incur undue detriment to the visual amenity of surrounding area, which together with adequate mitigation (native tree and hedgerow planting) I could support.

Recommendation:

- I recommend **REFUSAL** for this application.

Mark Warwick
Tree Officer / Parks and Greenspace Team