

Planning Officer: Ms M Tomalova

Planning Application Ref: BN/66/19/PL

Location: Land off Canal Mews Barnham PO22 0DP

Description of works: Erection of 3 No dwellings

Comments on Application:

- The applicants have employed Lizard Landscape Design Limited to prepare an Arboricultural Impact Assessment & Method Statement along with a Tree Retention Protection Plan for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am in agreement with the retention category ratings for trees and hedgerow recorded therein.
- The current proposed layout is going to impact heavily on the only significant tree (T04 – oak), both above and below ground. Although achievable in principle by adopting the tree protection measures proposed; there is nonetheless a risk that attaches during such incursion of root protection areas (RPAs). This is especially significant where the tree in question is so prominent, of current high public amenity value, long-term potential and has endured recent ground disturbance/amelioration on remaining aspects.
- The applicant has submitted a revised site layout plan, dwg. no. 1705-12. This illustrates avoidance of RPA incursion which is a welcome advance on the previous layout. That said, construction in the form of vehicle parking bays is proposed on two aspects and tight against the RPA perimeter. The practicality of working so close means that were we to approve that layout, some RPA incursion would have to occur. Of greater significance, is the effective containment of the tree by inhibiting future root growth.
- Plot 1 is going to experience a high level of seasonal nuisance from the presence of (T04 – oak), which will increase if the tree remains healthy and achieves its current potential. Branches will overhang those parking bays and represent a significant nuisance to vehicles (faecal deposits from roosting birds, falling leaves/acorns, dead twigs and small branches) which it can be anticipated will give rise to tree work applications that would be difficult to refuse.

Conclusions:

- The principle of development here is acceptable in arboricultural terms, although there is insufficient appreciation for and consideration of T04's long-term amenity potential and impact on the occupiers of plot 1.
- It seems to me that a determination to provide 3 units will put this tree under excessive pressure and compromise its long-term health and vitality. If the plot layout can be reconfigured or unit quantity reduced so as to leave the nominal root protection area of T04 inviolate – only then would I be able to lend the scheme my support. I am pleased to see that the RPA has been better respected within the revised layout. That said, 'future residential pressure to prune' remains a likely outcome if we approve this layout.
- We appear close to achieving an acceptable layout in terms of allowing this tree to be retained for the long-term, free to exploit the surrounding area both above and below ground. I look forward to reviewing a revised site layout that achieves harmony between built form and green infrastructure.

Recommendations:

- As it stands, I am unable to lend this scheme my support and so register an **OBJECTION. Sustained.**
- I recommend the making of a Tree Preservation Order in respect of **T04** to preserve its place in the landscape and hopefully better inform a revised layout. I attach a TEMPO form and GIS plan for this purpose.

Mark Warwick
Tree Officer / Parks and Greenspace Team