

Planning Officer: Juan Baeza

Planning Application Ref: CM/10/18/OUT

Location: Mistletoe Farm, Horsemere Green Lane, Climping, BN17 5QZ

Description of works: Application for Outline planning permission with some matters reserved for redevelopment of the site with 1 No. 4-bed detached bungalow, 1 No. 3-bed detached chalet bungalows & 2 No. 3-bed semi-detached bungalows & associated works. 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.LLD1394-ARB-REP-001, 6th April 2018, along with a supporting Tree Schedule and 'Tree Retention and Tree Protection Plan' for this project.
- The Tree Survey data submitted accords with the requirements of BS5837:2012 and I am broadly in agreement with the Suitability for Retention category ratings applied, with one notable exception. Although only of limited view at present, T40 – beech is an early-mature, healthy specimen that has benefited from group shelter afforded by neighbouring trees and has the potential to grown on and succeed those surrounding of shorter life expectancy. I regard it as a Category A tree (high quality) and it should be retained in harmony with any future development of this site. Indeed, the entire group within which it is centred could be made the subject of a group Order (defensible), although by preserving this one tree of high quality in the landscape, it is hoped the risk to the others will also be mitigated.
- The vast majority of trees identified for retention in the tree schedule are 3rd party/off-site, which the applicant is compelled to adequately respect and protect. Many of these are either over-mature and of limited safe, useful life expectancy or of limited public amenity value and visual interest; such that their retention cannot satisfactorily compensate for the extent of proposed tree removal within the site.
- Within the site perimeter, 66% of Category B and approximately 75% of Category C trees are listed for removal. Indeed, the number and type of dwellings proposed for this parcel of land is such that almost no trees of current and/or long-term value could realistically be retained.
- Trees to the west of the site alongside Wooldridge Walk (boundary of Mistletoe Farm) would provide the only screening between the adjacent residential area and this new development. Being low quality Lawson cypress of poor vigour and irregularly spaced, they do little to provide screening or visual interest and have no long-term value.

Conclusions:

- I find the extent of proposed tree loss at this site unacceptable in relation to any positive benefits that may arise from the development.
- In respect of protecting the root systems of off-site trees that run the full length of the sites east boundary, I welcome the proposal of a 'No-dig' solution, although it must be noted that that element is very ambitious and carries a high risk of accidental damage. It remains to be seen whether or not satisfactory ground levels can be achieved to implement the required level of tree protection.

Recommendations:

- I recommend **REFUSAL** for this application.
- I recommend the making of a Tree Preservation Order to protect the Category A beech tree (identified on the applicant's submitted tree retention and protection plan as T40). I attach a TEMPO form and site plan to assist you in making this order.

Mark Warwick

Tree Officer / Parks and Greenspace Team