

Planning Officer: Anita Gardner

Planning Application Ref: CM/37/18/OUT

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

Description of works: Outline application with some matters reserved for the redevelopment of site with 2 no. 4-bed detached bungalows & associated works (resubmission following CM/10/18/OUT). This application is a Departure from the Development Plan.

Comments on Application:

- The most valuable tree growing wholly on the site (T40 – beech) is now the subject of an Order (TPO) and should be considered sacrosanct. Companion trees which contribute to group cohesion and form an attractive arboricultural feature in the centre of the site – could and should be retained. They will add a visually attractive and mature outlook to this part of the development.
- The revised layout provides an opportunity to retain mature trees of value, although it is not yet clear exactly which trees are to be retained or removed across the site.

Conclusions:

- I find the revised layout (essentially a reduction in units) to be far more acceptable, as it seeks to retain Category A and B trees previously identified for removal; although I remain concerned about the potential loss of trees across the site and risk of damage to third party trees along the site's eastern boundary.
- The existing tree schedule needs to reflect all and any changes to the original proposal and those must be shown on an updated tree retention and protection plan. The Arboricultural Impact Assessment and Arboricultural Method Statement must also reflect those changes where required, so that there can be no ambiguity and those documents can then form part of any subsequent condition.

Recommendations:

- The applicant should, where relevant, provide us with an updated tree schedule, AIA, AMS and set of plans. On receipt of those, I should be in a position to lend this scheme my support and provide you with a number of standard conditions to ensure those trees retained are best respected and protected.

Mark Warwick

Tree Officer / Parks and Greenspace Team