

Planning Officer: Michael Eastham

Planning Application Ref: EG/22/19/OUT

Location: Boweries, Barnham Road, Eastergate, PO20 3RT

Description of works: Outline application with some matters reserved for the erection of 28 No. dwellings, access, landscaping & associated works (resubmission following EG/42/18/OUT).

Comments on Application:

- The applicant has employed **Lizard Landscape Design Ltd** to prepare an 'Existing Tree Schedule', ref.LLD1387- Rev 00, 28th March 2018, along with a supporting 'Tree Constraints Plan' for this project. I have reviewed both documents from site in conjunction with the 'Proposed Site Layout Plan', **Curtis Leeves Technical Ltd**, dwg.no. 101 rev P03, May 2018.
- 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.
- The proposed access to the site would involve the removal of three mature trees of high public amenity value. I find this unacceptable and would expect a revised layout to accommodate those trees (recommended to be the subject of an Order) sympathetically. As such, the logical alternative for site access would be due east of T45 and its nominal root protection area (RPA).
- Although we are only considering access and landscaping at this stage, I feel it is important to note the following, so as to inform any subsequent revisions to layout across the site:
 - There are useful (ecology/screening) and visually interesting tree groups (landscape/amenity value) on the west boundary of the site, TL07 and TL19. While not individually or collectively worth of an Order (TPO), I would expect them to be accommodated in any proposed layout, with ample room so as to allow their unrestricted growth and existing nominal RPAs to be undisturbed.
 - Large and prominent trees along the south boundary of the site TL01, TG02 & T03 are also useful for the reasons stated above and perhaps of greater significance for the wider area. These appear to have been given adequate room in the current proposed layout, which I would expect to remain a primary consideration.

Conclusions:

- I find the loss of significant trees to facilitate the proposed access unacceptable.
- I defer to Sue Howell / Landscape Officer on all landscape matters arising.

Recommendations:

- I register an **OBJECTION** to this application on the grounds that proposed access is unnecessarily damaging to trees of public amenity value.
- I recommend the making of a Tree Preservation Order to protect holm oak, Scots pine and silver birch trees (identified on the aforementioned Tree Constraints Plan as T40, T43 & T45 respectively). The necessary TEMPO forms and GIS plan to assist you in making this order can be found at the following location [REDACTED]

Mark Warwick

Tree Officer / Parks and Greenspace Team