

Planning Officer: Anita Gardner

Planning Application: Seeking advice on a full planning application for the sub division of the existing plot to add two new detached properties with separate access and detached garaging.

Reference: R/91/17/PL

Location: The Spires, Springfield Close, East Preston

Comments:

- The applicants have employed **Lizard Landscape Consultancy** to carry out a tree survey and then prepare an Assessment of the impact that development will have on the existing tree stock a lot of which is TPO'd.
- A Method Statement Report has been provided to explain how the 'No Dig' access roads will be installed without adversely impacting on retained trees.
- However, In my opinion the proposals have the potential to adversely affect a number of TPO'd trees positioned both on and off the site.

Conclusions:

- Whilst I do not object to the principle of redeveloping this site I do have concerns as to the tree protection measures which are being proposed.
- I also have concerns over the two new access points both of which require extensive amounts of 'No Dig' cellular confinement to be laid and there is no cross section drawings or details of how this will tie in with existing levels.
- With regards to the western dwelling this will require significant crown lifting work to make this access viable and this will change the whole character of the tree line which is TPO'd and of significant visual amenity value.
- The relationship of the Northern Dwelling to the huge mature TPO'd Poplar gives rise for concern both for the requirement for adequate foundations to resist root action but also for the overbearing nature of the canopy and the intense shade it will cast notwithstanding the fact that this tree has extensive amounts of surface rooting which will be damaged by the proposals.

Recommendations:

- I **OBJECT** to this scheme on the grounds that it threatens the future safe retention of TPO'd trees.



Consultant Arboriculturist