

Planning Officer: Simon Davis

Planning Application: **OUTLINE** planning application for 10 dwellings with access from Hoe Lane – resubmission from Y/40/17/OUT.

Reference: Y/20/18/OUT

Location: Bonhams, Hoe Lane, Flansham

Comments:

- The land which is proposed for development is currently open animal grazing land/paddocks.
- The applicant has submitted an arboricultural assessment from **Broad Oak Tree Consultants Ltd.** which includes a Tree Survey and Root Protection Schedule and Tree Constraints Plan all of which complies with the principles of BS5837:2012 – although I would take issue with the grading of the mature Beech and Hornbeams which in my opinion are A grade and not B as they have assessed them to be [which is why they were made the subject of a TPO following the last application].
- Studying the layout plans that have been submitted shows that the area around the existing houses has now been excluded from the red line boundary and thus the Beech and Hornbeam referred to above are all retained within the garden of the existing dwellings and this application focusses on the open space areas to the southeast side.
- The current layout shows 10 dwellings and in general these are set well back from any trees except for Grp 9 Field Maples in the bottom southeast corner where a garage block is placed very close to them and within their RPA. These are healthy trees which are highly prominent and important features in the landscape and should as such be fully respected.

Conclusions:

- IF this site is developed as outlined on the draft plans then I would have only one real concern on tree grounds – the intrusion into the RPA of Grp 9 Field Maples and pressure to prune or fell which might ensue.

Recommendations:

- I raise an **OBJECTION** to this scheme on the grounds that it threatens Grp 9 Field Maples – although if the scheme could be amended to accommodate the full RPA of these trees then I would be prepared to withdraw my objection.
- I withdraw my Objection to this Outline scheme as the plan they have now submitted at a larger scale clearly shows the RPA of the Field Maples (Grp 9) is clear of the Garage block and it should be possible to fence it off and afford full protection to same.
- However, I would reiterate that - When this application comes back in for FULL planning it will need to be accompanied by :-

*BS5837:2012 requires that an **Arboricultural Method Statement** report including a **Tree Retentions & Removals Plan** and also most importantly a **Tree Protection Plan** – to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.*

REASONS :

To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised and they can continue to enhance the landscape and amenity of the area.

Bernie Harverson

Consultant Arboriculturist