

## **PLANNING APPLICATION – 18/01614/OUT**

**Land Adjacent Sundowne, Homing Road, Little Clacton      17 Oct 2018**

The main body of the application site is set to grass and forms part of the residential curtilage of the host property.

There is an established hedgerow on the boundary with Homing Road comprising Hawthorn, Blackthorn, Dog Rose, Brambles and Ivy. There is a small Oak tree situated in the main body of the hedge.

Forming part of the front boundary hedge and at the westernmost point of the application site immediately adjacent to the existing vehicular access there is short section of coniferous hedge comprising Cupressocyparis Leylandii. The section of hedge is a dominant feature in the public realm but does not fall within the scope of legislation under which it could be formally protected.

On the southern boundary of the land there is a new planted laurel hedge and two established conifers; another Leylandii and a Golden Conifer – neither tree merits protection by means of a tree preservation order. Further back into the site, also on the southern boundary, there are is young Maple and a young Silver Birch. Both trees are visible from the PROW to the south of the application site but the benefit that they provide to the amenities of the locality is not such that they merit legal protection. Their amenity value could be relatively easily replicated by new planting.

The tree with the greatest amenity value is the mature Oak in the south western corner of the application site. The tree is a mature healthy specimen with a well formed crown and dense canopy. The tree has no obvious defects when viewed from ground level and can be clearly seen and enjoyed from adjacent highway land and a PROW.

An assessment of the amenity value of the tree has been carried out in accordance with the Tree Evaluation Method for Preservation Orders (TEMPO) methodology.

The tree meets the criteria under which it merits protection; therefore a new TPO will be made to afford it formal legal protection.

In order to show the extent of the constraint that the tree is on the development potential of the land and to show, if possible, that the development of the land could take place without causing harm to the tree the applicant should provide a tree survey and report. This information should be in accordance with *BS5837: 2012 Trees in relation to design, demolition and construction: Recommendations*.

In terms of the impact of the development on the local landscape character it will be important to secure a good level of soft landscaping especially to address the planting and screening on the boundary with Homing Road and the southern boundary.

Clive Dawson  
**Tree and Landscape Officer**