

PLANNING APPLICATION 19/00467/FUL

Fernview, land Adj, Turnpike Close, Ardleigh.

9 April 2019.

The main body of the application does not contain any trees or other significant vegetation.

However, both the southern and eastern boundaries of the application site benefits from screening provided by existing trees and hedgerows. The screening on the eastern boundary is not on land under the control of the applicant but appears to be on the embankment of the A12 on land that forms part of the highway network.

The boundary vegetation on the western boundary and described in the tree report submitted with the application has been cut and removed to such a point that it no longer acts as a screen.

In order to assess the extent to which the trees are a constraint on the development of the land and to identify the way that retained trees would be physically protected should planning permission for development be granted the applicant has provided a Tree Survey and Report. The information is in accordance with *BS5837: 2012 Trees in relation to design, demolition and construction: Recommendations*.

The report accurately describes the health and condition of the trees and shows the extent of the constraint that they exert on the development potential of the land.

If planning permission is likely to be granted then a condition should be attached to secure compliance with the requirements of the tree report and to secure new soft landscaping to soften and enhance the appearance of the development.

The tree with the greatest amenity value is the Oak close to the south western corner of the application site and marked as T1 of the tree report. In this respect the extant consent to develop the land by the construction of three dwelling was considered unlikely to cause harm to the tree however the intensification of the development proposal means that there is a greater chance of harm being caused to the tree.

Therefore; in order to secure the long terms retention of the tree, to ensure that it is physically protected duration the construction phase of any development that may be granted planning permission and to deal with post development pressures a new Tree Preservation Order has been made to afford the tree formal legal protection.

Clive Dawson
Tree and Landscape Officer