

Kings Arms, Main Road, Frating.

The application site currently forms part of the car park and garden associated with the Kings Arms Public House. The part of the site closest to the highway has a metalled surface with an area of grass and play area adjacent to the agricultural land to the south.

The boundary with the highway is demarcated by an established conifer hedge (Cupressocyparis 'Leylandii') that currently acts as a good screen. The boundary with the agricultural land, to the south, is planted with a Hornbeam (Carpinus betulus) hedge which also acts as a screen.

Close to the entrance to the car park there is a group of trees comprising of primarily Holly (Ilex aquifolium) with some Flowering Cherry (Prunus species). These trees have some amenity value but do not merit retention or formal legal protection by means of a Tendring District Council Tree Preservation Order.

The most important and visually prominent tree on the site is a mature English Oak (Quercus robur) situated to the south of the proposed new car park for the public house. The site plan shows good separation between the hard surfacing of the car park and the tree and therefore the tree is unlikely to be adversely affected by the proposed development.

Whilst it is not considered necessary for the applicant to provide a complete Arboricultural Assessment (AIA) they should provide a Tree Protection Plan (TPP) to show how the Root Protection Area (RPA) of the Oak will be physically protected for the duration of the construction phase of any development that may be granted planning permission.

This information can be secured by a planning condition and should be in accordance with *BS5837 2012 Trees in relation to design demolition and construction. Recommendations.*

Should planning permission be likely to be granted then details of soft landscaping should be secured by a planning condition. Soft landscaping should aim to soften, screen and enhance the appearance of the development.

Clive Dawson
Tree and Landscape Officer