

## **PLANNING APPLICATION 24/00349/FUL**

**Holly Farm, Main Road, Frating.**

**1 May 2024**

The application site comprises of land to the south of the burnt-out farmhouse fronting Main Road, Frating and contains several derelict farm buildings. The land is overgrown with coarse vegetation including nettles and brambles.

To show the extent of the constraint that the trees are on the development potential of the land the applicant has submitted an Arboricultural Impact Assessment (AIA).

This information is in accordance with BS5837 2012 *Trees in relation to design demolition and construction. Recommendations.*

In the main the site layout shows that the existing trees will not be harmed as development is not proposed within the RPA's of retained trees. The exception to this being the renovation of the building closest to the eastern boundary as the southern part of the existing structure is within the RPA of T31 – Oak.

T31 is an important landscape feature with high amenity value. The tree can be seen clearly from the adjacent Public Right of Way and from further afield, to the east, where it can be seen from the public highway.

The Root Protection Area of the tree extends under the existing building and any works that may be required to improve the building foundations in this location is likely to cause harm to the tree. For this reason, it is considered necessary to make the tree (T31 Oak) the subject of a new Tree Preservation Order (TPO).

In this regard a new TPO reference TPO/24/00003 has been made to give formal legal protection to the Oak (T31)

The AIA submitted in support of the application contains a Tree Protection Plan (TPP) to show the positions of fencing to be erected to ensure tree protection which is sufficient to ensure that all other retained trees on the application site are not harmed during the construction phase of the development.

In terms of soft landscaping, it is noted that the proposal includes the planting of a new woodland in the southern part of the site.

In addition to the creation of a small woodland new soft landscaping should aim to soften, screen, and enhance the appearance of the development to ensure that it is satisfactorily assimilated into its setting.

Clive Dawson  
**Tree and Landscape Officer**