

St Johns Road 524, COS.

The application site currently forms part of the curtilage of the host property.

The main body of the site does not contain any important trees or other vegetation however there is a single mature Oak on the western boundary at the northern end of the site.

The tree is a prominent feature in its setting and makes a significant positive contribution to the character and appearance of the locality. The tree is in good condition and has high amenity value. Its viability and long-term retention are potentially compromised by the proposed development of the land.

The tree is not shown on the site layout plan, and no information has been provided to show how the tree will be physically protected for the duration of the construction phase of any approved development.

An assessment of the amenity value of the tree confirms that it meets the criteria under which it is evaluated to determine whether it merits formal legal protection by means of a Tree Preservation Order (TPO)

To ensure that the tree is not harmed in the development process a new TPO has been made to afford protection to the Oak.

The TPO means that no works to the tree are permitted without written consent of the local planning authority

An Arboricultural Impact Assessment (AIA) will be required to show the extent to which the tree is a constraint on the development potential of the land and to show how any proposed development could be implemented without causing harm to preserved tree.

This information should be in accordance with BS5837:2012 Trees in relation to design, demolition and construction 2012; Recommendations.

Details of soft landscaping will be required in order to soften, screen and enhance the appearance of the development.

Clive Dawson
Tree and Landscape Officer