

# Consultee Comments for Planning Application 2/2018/1124/OUT

## Application Summary

Application Number: 2/2018/1124/OUT

Address: Land North Of Crown Road Marnhull Dorset

Proposal: Develop land by the erection of 72 No. dwellings and new community facilities. (Outline application to determine access and layout).

Case Officer: Ms Penny Canning

## Consultee Details

Name: Mrs Charlotte Flippence

Address: Nordon, Salisbury Road, Blandford Forum, Dorset DT11 7LL

Email: [REDACTED]

On Behalf Of: Tree Officer Majors

## Comments

### OBSERVATIONS

I have reviewed the application and supporting documentation. I note there have been a number of amendments to the site layout and density of housing, since the application was submitted in August 2018.

As the Councils Landscape Architect has commented historically and been re-consulted on this revised layout, I shall only provide comment relating to arboricultural features.

Following assessment of the trees on site in conjunction with the Barrell Tree Schedule (Appendix 2 of the Barrell Report 18171-AA-DC) the Council have deemed it expedient to serve a new Provisional Tree Preservation Order (TPO-632-2019) on 7 Individual Trees and 2 Groups that have been surveyed as A and B category in accordance with Table 1 of BS 5837:2012 Trees in relation to design, demolition and construction- Recommendations. These trees are considered to contribute significantly to the amenity of the local area, therefore their long term retention and protection is sought.

The Barrell Arboricultural Method Statement 18171-AA-DC and Tree Protection Plan 18171-BT2 is not in line with the most recent proposed layout Dwg.no SK010 Rev J. This should be updated to reflect the changes in layout and consider further the direct and indirect implications of the design.

I have concerns about the proximity of T13, T18 and T20 (which are all Category A trees) to the proposed dwelling houses and do not support this amendment to the original design. Whilst protective measures may be readily achievable to enable construction, the future threat posed by

indirect impacts may result in future occupants pressing for excessive tree surgery operations and/or tree removal.

These are large mature trees that are predominately situated to the West/South West of the proposed dwellings. Shading along with issues such as falling detritus, blocked drains and guttering, slippery paths, building encroachment, movement and limb failure in high winds are all common concerns that can affect peoples enjoyment of their properties when living in close proximity to trees. The loss of these trees is not supported and the layout should be designed to ensure adequate space is provided for their long term retention.

The hedges around the Northern and Eastern boundaries of the site are species-rich and have been identified by the applicants ecologist as Priority Hedges. They also qualify as Important under The Hedgerow Regulations 1997.

A 3m field margin buffer has been proposed to protect these features during and after construction but I have concerns about who will be responsible for this area going forward. There is the risk that as the domestic dwellings are proposed to back onto the wire and post fencing, that this buffer will become a dumping ground for domestic garden waste. This could subsequently impact on the quality of these important hedgerows.

Clarification is being sought on how the legal status of the hedgerow would change if the proposal was to go ahead. I consider it vital that these features are protected and retained for the future and I am concerned that a 3m buffer is not sufficient enough for the hedgerows to retain their Important status under the Hedgerow Regulations 1997. If this is the case, its long term protection and retention should be sought by way of planning condition.

There is some discrepancy on the extent of hedgerow removal required. The KP Ecology Report dated 20th October 2018 states c.40m hedgerow removal will be required for the access in the executive summary but this changes to c.30m in the Conclusion. Clarity on the extent of removal should be sought. Is this also still up to date with the amended layout?

The newly proposed layout also appears to show a gap in the hedging to the rear of plot 67 and the northern section of the open green space. Is there a reason for this? This would not be supported.

## RECOMMENDATIONS

Due to the following points, I am unable to support this proposal:

-The Arboricultural Assessment and Method Statement has not been updated in line with the revised layout and therefore the trees have not been duly considered in the design process.

-The proximity of the proposed dwellings to the 4x Category A is not supported and considered to be contrary to policy 24 of the North Dorset Local Plan- Part 1.

-The extent of hedgerow removal is unclear and should be clarified.

OFFICER: C Flippence

Tree and Landscape Officer

Date: 11th December 2019