

# 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

I have viewed the updated Arboricultural Impact Assessment and Tree Protection Plan prepared by Barrell Tree Consultancy on the 14th January 2020.

The movement of the fence line to incorporate T20 into public open space is supported.

I still have concerns however, about the proximity of T13 and T18 (which are both Category A Trees) to the proposed dwellings and their relationship with the units and garden spaces. The AIA and new layout has not addressed the indirect impacts raised in my last comments of having large mature trees in close proximity to structures and open spaces.

As stated, these are mature trees which have grown in an open environment, resulting in a naturally broad and spreading canopy. The orientation of the plots for units 22 and 27 in relation to T13 and T18 (and the cumulative effect of T15, 16 & 17) is such that shading will clearly be an issue within the garden spaces. This along with the other typical issues mentioned in my previous comments are all too often used as reasons to request excessive works and/or removal which would not be supported.

Policy 24 of the North Dorset Local Plan Part 1 states that Trees, hedgerows and other landscape features enhance new developments, help to retain a degree of local distinctiveness and are of wildlife value. For these reasons, existing trees and hedgerows should be retained on site and incorporated into the design through integration into the green infrastructure network in accordance with Policy 15 Green Infrastructure. Developments should be designed to incorporate these features successfully into the public realm of the design layout and ensure their future health is not compromised or that there is pressure to undertake works to a tree due to, for example

safety concerns.

Due to the value of these trees, it is vital that the layout is designed so to ensure minimal future impact and pressure on the retention of these features. In its present state, I do not feel it fully addresses this and for that reason I am unable to support the proposal.

In respect of the Hedgerows forming the exterior boundaries of the site, clarity has been sought regarding their current and future Important status. Whilst a 3m buffer may satisfy ecological requirements, it is important to be aware that the domestication of this present agricultural land will result in the hedgerows losing their protection under the Hedgerow Regulations 1997.

Due to this loss of legal protection, it is vital that a scheme to secure future protection and maintenance of this proposed buffer and hedgerow in perpetuity is sought by way of a condition, if the case officer is minded to grant consent.

OFFICER: C Flippence

Tree and Landscape Officer

Date: 05th February 2020