

**FROM:** Director of Community Services (**Arboricultural Section**)

**TO:** Director of Development Services

**OUR REF:**

**DATE:**

**ORIGINATOR:**

**PLANNING CONSULTATION:**

**APPLICATION TYPE:**

**APPLICATION NO:** 18/00912/OUTMAJ

**PROPOSAL:** Outline application for the erection of up to 65 dwellings with access considered. Consultation on the following revised plans and additional supporting documents received: Revised Site Plan with Enh

**LOCATION:** Almsford Bank Stables, Leeds Road, Harrogate, North Yorkshire, HG2 8AA

My observations on the above application are as follows:-

**ASSESSMENT AGAINST POLICY:**

Policy HD13 - Trees and Woodlands protects against proposals that would involve the loss of trees or woodland that contribute to the character or setting of a settlement. Much of the character of the district's built up areas derives from trees and woodland, therefore, it is important to prevent their loss. This will be done when such trees are considered to be under threat, by the confirmation of a Tree Preservation Order or by conditions attached to a planning permission.

A tree survey has been provided to determine the impacts of this proposal. In addition a Revised Site Plan with Enhanced Tree Planting (Rev D) has been submitted, which shows the proposed loss of trees, the siting of structures, and the proposed planting scheme. From these two documents it is apparent that the development in its current form will result in extensive vegetation loss (woodland elements) and impacts upon existing trees and woodland.

**SUMMARY/SUPPORT OR NON-SUPPORT:**

There is an Arboricultural objection to the proposals based upon the potential impact to the existing trees.

It is difficult to substantiate which trees are to be lost when you cross reference the submitted Tree Survey from David Houldershaw (November 2017) and the Revised Site Plan with Enhanced Tree Planting (Rev D) (July 2017 – Received September 2018). It is not clear what the extent of the loss is, i.e. tree numbers, what the British Standard Category Ratings of those trees are or whether a Forestry Commission Felling licence is required? It would appear however that there is extensive proposed tree loss on site, which will alter the natural form of the exiting woodland.

The proposed loss of the large numbers of trees/woodland fringe towards the east of the existing

Department of Community Services

woodland would result in the remaining woodland losing its natural edge, i.e. appearing to become almost straight-edged on its eastern aspect, which is not a natural form. The woodland edge would benefit from being somewhat softened in the landscape to retain a natural landscape form.

Any proposed woodland re-instatement should be comprised of a mixture of native and indigenous species to prevent monoculture planting. That mix should be comprised of small, medium and upper canopy tree species at maturity.

There are also trees proposed to be retained, where it is likely that the adjacent construction would impact upon their root protection area. In essence we have trees being retained in areas where there are proposed access roads and buildings close to the trees themselves. It is my experience that the numbers of trees being proposed for loss at this stage will increase as it becomes evident that the access roads and buildings cannot be constructed without the need for further tree loss.

Impose Condition CL17 (Ten days notice of tree work) YES/NO

Impose Condition CL18 (Replacement planting) YES/NO - details of numbers, species, height on planting and location of planting to be given.

**Signed:** Paul Casey

**Date:** 15.10.2018