

RECEIVED

By Development Control at 12:20 pm, Mar 11, 2014

ENVIRONMENT TEAM – PLANNING CONSULTATIONS



PLANNING REFERENCE:

GROUP: TREES AND LANDSCAPE

**LINE MANAGER:
MR IAN GOLDTHORPE: EXT 7483**

**AUTHOR: Andrea
Brocklebank**

TELE: 01724 297000



SUBJECT: PA/2014/0178 Planning permission to erect 71 dwellings with associated access, open space, landscaping and infrastructure

Land at Ashby Decoy Golf Club, Burringham Road, Ashby Parklands

AUTHORISED IF NECESSARY: PRINCIPAL: Ian Goldthorpe

DATE ISSUED: 11th March 2014

SUMMARY OF ADVICE

Please give a summary of the advice and using the following terms:-

Holding Objection – The loss of the trees on this site, prior to this application is such that the council needs to ensure that considerable mitigation replanting of green infrastructure is put in place in line with the core strategy and SPG Trees and Development to ensure biodiversity and sustainable use of the site. Until such information is submitted to and agreed to, the council should consider refusal at this time.

TREES AND LANDSCAPE GROUP FUNCTION:

The Group provides advice to all upon tree and landscape matters. Its remit ranges widely taking in strategic and practical policy development for trees and landscape to the day to day management of the council's highway trees and the making of tree preservation orders. Advice on trees and development is given in accordance with the council's adopted Supplementary Planning Guidance "Trees and Development".

DETAILED ADVICE:

Thank you for consulting me on this application. Andrew Taylor, Ecologist from the Environment team has already given many comments on this application regarding the biodiversity and wildlife impacts that I concur with.

This location is outside of the development boundary of the local plan.

I have already requested a full arboricultural report of all the trees that are on the site, looking at the aerial photographs, however on visiting the site it appears that the site has been clear felled of many trees.

Although not protected by a tree preservation order, these trees were important from a conservation/wildlife perspective as well as having had visual amenity in the wider area. The extent of this is such that it is considered that a felling licence should have been sought from the Forestry Commission – and they are presently investigating this matter as a separate matter.

In addition, SPG 11 “Trees and Development” advises at Guidance Note 7 that in locations where conservation objectives are recognised (i.e. LWS), “...substantial planting schemes will generally be expected to maximise the benefits to wildlife...” Guidance Note 12 warns against the premature removal of trees and hedgerows and indicates that, where such things occur, the council will seek to make up for lost tree cover either at the site or elsewhere.

Taking this into account, it is considered that the applicant would be required to submit a substantial and sustainable replanting scheme of trees and green infrastructure. The core strategy CS5 that advises that development should “Incorporate appropriate landscaping and planting which enhances biodiversity or geological features whilst contributing to the creation of a network of linked greenspaces across the area. Tree planting and landscaping schemes can also assist in minimizing the impacts of carbon emissions upon the environment”

Submission of a comprehensive landscaping and mitigation replanting scheme, together with a full arboricultural survey of the remaining trees on the site to BS5837:2012 indicating the condition, retention values, protection areas of trees.

Until such information is submitted and agreed as reasonable it is considered that the council consider refusal of this application, which is also outside of the development boundary according to the local plan.