

From: [Steve Massey](#)
To: [Lisa Jackson](#)
Cc: [Planning Comments \(SMDC\)](#)
Subject: SMD/2024/0237 - Land adj 67 Shawe Park Road, Kingsley Holt
Date: 20 August 2024 15:44:32
Attachments: [image001.png](#)

Lisa

I have the following comments on this application, which seeks full planning permission for the erection of 4 new detached bungalows together with a detached garage block, etc.

The application form states that there are no trees or hedges on site and none of significance which might be affected by or influence the proposed development. This is evidently incorrect, as there are several substantial individual trees and groups on/adjacent to the site – mainly to the rear (south) and side (west) boundaries, and a hedgerow to the front (north) boundary – and these are even shown on the application plans!

Notwithstanding this, the proposed layout would not require removal of any significant trees, and the proposed bungalows would have an acceptable relationship with the existing trees – which are shown to be retained on the layout plan.

I note that the highway authority has concerns over the lack of appropriate detail of the proposed visibility splays to the new site access off Shawe Park Road; nevertheless, it is evident that the visibility splay requirements – either as presently shown or in some satisfactorily detailed form – would in practice require the removal of the existing frontage hedgerow. However, this hedgerow as existing is structurally very poor, with several extensive gaps and those few remaining sections of hedge not being well established. Removal of the hedgerow would therefore not in itself represent a significant loss to landscape or biodiversity, but if the development were to go ahead replacement of the hedge, behind any visibility splays, should be a requirement (and is already indicated in principle on the proposed layout plan.

Although only shown indicatively at present, the proposed layout would provide opportunity for new landscaping – including substantial stretches of new hedging with hedgerow trees which could more than compensate for the loss of the existing remnant frontage hedgerow and which once established would provide some filtering/screening of the visual impact of the scheme as seen from Shawe Park Road, especially when approaching the site at close quarters from the south-west of the village. From viewpoints further afield, the site is already visually well contained from the south and west. Landscaping would need to be subject to conditions requiring submission, approval, implementation and maintenance of a comprehensive fully specified planting plan.

I have no objection to this application, but would request that the following conditions be imposed in the event that planning permission is granted:

1. The first action on commencement of development, prior to any further action (including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of

the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and these barriers and notices shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.

2. Before the commencement of development (including any site clearance, site stripping, site establishment and formation or improvement of site access) a comprehensive landscaping scheme shall be submitted to and approved by the LPA. Such a scheme shall address the plots themselves together with the overall site frontage and the area at the south and west of the overall site identified for a biodiversity enhancement landscape scheme, and shall in particular provide for the planting of new native species hedgerows including native species standard trees to the site frontage and between plots together with a suitable biodiversity scheme for the open land at the south and west of the site. The submitted landscaping scheme shall include full details of all proposed new trees, shrubs and other planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs etc planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

Steve Massey Arboricultural Officer

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