

My first impressions of the proposal are that there are very few trees contained within the site. As typical with field developments the majority of trees tend to be located to the periphery and do not pose a major constraint where their protection should be relatively easy and practical to apply within a submitted AMS and TPP for approval. Regarding the proposed planting of trees as indicated within the landscape plan (extract below), comparing their small crown sizes to those already established at the periphery and outside of the site curtilage; mature sizes need to be shown to appreciate how their mature sizes would become a nuisance, subject to future, neglect, vandalised, frequent cutting and ultimately die or are removed. The tree sizes as indicated do not provide good sized trees that would adorn the street scene for the long term (30 years plus).

Another concern is the close proximity of some properties to existing trees. Those trees have yet to reach their ultimate mature heights and widths and will likely become subject to cutting back by new residents resulting in a deteriorating visual amenity landscape and wildlife habitat denudation.



Extract above from the visual representation of the proposed development including introduced landscape features/trees.

Trees are considered an important feature within the NPPF which states:

136. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

The NPPF recommend new development should be planned to demonstrate how it will become resilient to the harmful effects of climate change:

*For **plan-making** this means that:*

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

New and existing trees in that respect help towards mitigation adverse effects of climate change. Trees are a major contributor to reducing the adverse effects of climate change and therefore should be regarded as an important feature that provide multiple functions (not just visual) that are meant to last for at least the duration of development.

Impacts of new trees upon residents that are planted without consideration are detailed within the BS5837 (2012) Section 5.6.

Restricting existing trees growing space by the placement of new structures within their direct and indirect influence are also documented within BS5837 (2012) Section 5.3.

Conclusion:

There is a lack of detail for a successful introduction of good, long lived trees within the development for amenity and mitigation of climate change. Existing trees would become negatively impacted by the imposition of proposed properties within their growing space. Future residents would find themselves living within the root/branching environment and shadow/leaf fall of those trees. This would lead to a conflict resulting in the cutting and loss of trees as natural features within the landscape. It is for the above concerns that I would not support the current development proposal.