

Comments for Planning Application 24/00045/MOUT

Application Summary

Application Number: 24/00045/MOUT

Address: Tidcombe Hall Tidcombe Lane Tiverton Devon EX16 4EJ

Proposal: Outline for the erection of up to 100 dwellings to include the conversion of Tidcombe Hall and outbuildings, provision of community growing area, public open space, associated infrastructure, ancillary works and access with all other matters reserved

Case Officer: Miss Helen Govier

Customer Details

Name: from MDDC Arboriculture Officer

Address: Mid Devon District Council, Phoenix House, Phoenix Lane Tiverton, Devon EX16 6PP

Comment Details

Commenter Type: Consultee

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: The site is located on the southern edge of Tiverton, with Tidcombe lane adjacent to the northern and western boundaries. The site comprises of mature gardens and fields. The supporting tree survey and report has catalogued 10 hedges and approximately 50 trees or tree groups. The most significant trees are located in the area around the main house in the NW & NE corners of the site. This area contains several specimen ornamental trees. The fields contain mainly semi-mature trees and overgrown hedges around the field boundaries. Oak, sycamore and ash are the dominant tree species within the field boundaries.

The trees on site vary from high quality to trees of such condition that they cannot be realistically be retained. Trees of high or moderate quality should be retained and incorporated into the layout design of a site.

The proposed layout within the outline for erection of up to 100 dwellings to include the conversion of Tidcombe Hall and outbuildings, provision of community growing area, public open space, associated infrastructure, ancillary works and access will require the removal of a number of individual trees and trees within groups and whole groups of trees along with sections of hedges too. However, some removal are required due to tree condition. The majority of the trees are viewed as poor quality or tree with serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees. The loss of these trees should have a limited impact and can be mitigated by suitable replacement planting. However, there are four tree, tree groups and hedges of moderate quality that will require removal too. The loss of these trees will have a visible impact on the local amenity value as the majority of these trees are located by the main access point and proposed

new junction of Tidcombe Lane.

The proposed road will cross the RPA of two A category trees (165 a Lucombe oak and 171 a Lime). The road will entail the loss of roots within this area that equates to 30% of tree 165 and 17% of tree 171 as detailed in the supporting arboriculture report. The impact of this would likely be significant and potentially result in the long-term loss of tree 165 due to the extent of damage to its root system. Though mitigation measures have been recommended the probable high negative impact is concerning. The design access should look to avoid any impact on these trees. Engineering solution should be sort on how the access drive could be implemented in order to avoid a loss of rooting environment and increased compaction.