



**TOWN AND COUNTRY
PLANNING ACT 1990**

**Call for Sites
(Stage 2)**

**Land to the east of
Swanley Park
New Barn Road
Swanley**

**On behalf of
Mr M Balesaria**

January 2022

**Prepared by
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CHARTERED TOWN PLANNING CONSULTANTS

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1. Arboricultural assessment and associated information

1. INTRODUCTION

- 1.1 My name is Hayden Todd and I am an Associate Director at Aitchison Raffety, Chartered Town Planning Consultants. I have a Bachelor's Degree in Environmental and Resource Planning (Hons) and am a Member of the Royal Town Planning Institute.
- 1.2 This statement has been prepared in response to the Call for Sites in the Green Belt (Stage 2) as part of the review of the emerging Local Plan.
- 1.3 The representation is made of behalf of Mr M Balesaria, the freehold owner of the redundant land to the east of Swanley Park, New Barn Road, Swanley. The land is free from restrictions and is available now for development.
- 1.4 It is considered that this site would be suitable for a small to medium sized residential development of 10 to 15 dwellings. The allocation of part of the land for housing would allow for the section adjacent to Swanley Park to be bequeathed to the Council for community use. This could include incorporating the woodland into the existing park, new access path and/or the provision of additional allotment plots.
- 1.5 This statement sets out why the development of this site for housing would be desirable in planning terms. Additional information could be submitted to elaborate on any of the points raised, if required by the Council.

2. SITE DESCRIPTION AND SURROUNDINGS

- 2.1 The appraisal site is 7.9 hectares in size and irregular in shape. The site is sustainably located on the northern edge of Swanley. It is positioned directly east of Swanley Park, to the north of the residential properties fronting Haven Close and Swanley Lane, and to the south of New Barn Road.

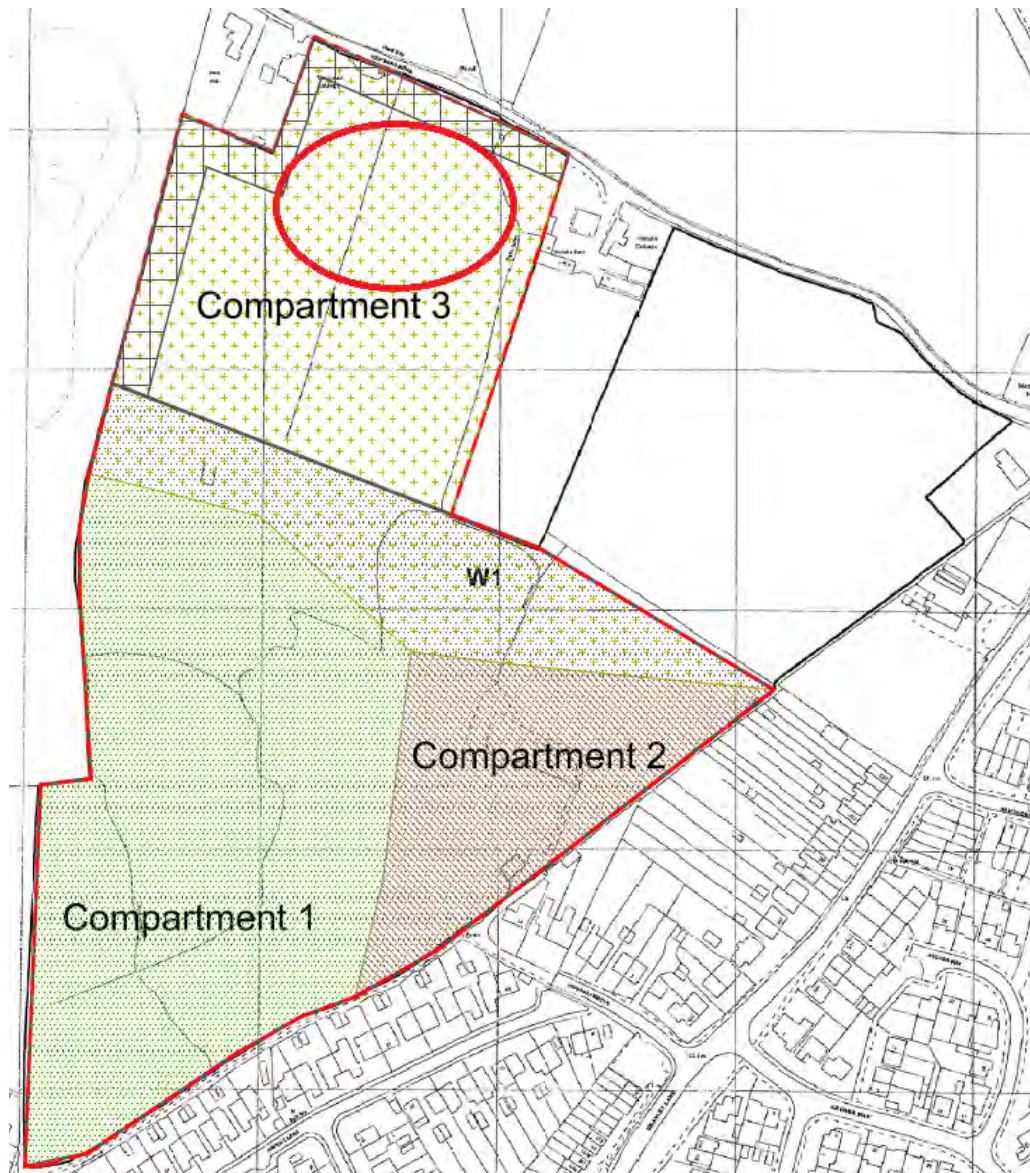


Approximate location and extent of the appraisal site

- 2.2 The site is located approximately 1 kilometre north of Swanley Town Centre and approximately 0.5 kilometres west of Swanley Village. It is within walking distance of local services, facilities and employment opportunities within this large sustainable settlement, which is identified for future growth.
- 2.3 The site historically consisted of farmland, which was subsequently used as part of a nursery. There is remaining evidence of the former nursery development in the northern section of the site. The site is now covered in trees and scrubland. It forms part of a larger woodland area, which is covered by a Tree Preservation Order (TPO) (14/011/TPO). An Arboricultural Assessment has been undertaken, which confirms that the majority of the trees are young and self-seeded. The site has no active use and has been the subject of anti-social behaviour, including fly tipping. Investment in the woodland is required to maximise the ecological benefits and allow for its appropriate management.
- 2.4 A public right-of-way extends along the southern edge of the site, which provides pedestrian access and integrates the site with the main built up area of Swanley. Vehicle access can be gained between residential properties on New Barn Road, near the junction with Swanley Lane (B258).
- 2.5 The site lies on the edge of Swanley within the Green Belt. It is in Flood Zone 1 where it is at low risk of flooding.

3. PROPOSED DEVELOPMENT

- 3.1 The proposal seeks to remove the site from the Green Belt to allow for a small to medium size housing scheme. Remaining sections of the woodland would be bequeathed to the Council for community use and potential integration into Swanley Park.
- 3.2 The site is ideally suited to a high quality housing scheme of approximately 10 to 15 dwellings. The proposed dwellings would be informally arranged in the previously developed section of the site on the New Barn Road frontage, infilling the space between the existing dwellings.
- 3.3 The proposal would be for high quality, environmentally sound dwellings, that seek to minimise any potential impact on ecology or the surrounding landscape. The proposed dwellings would be carefully arranged to avoid any harm to the older and more important trees, which the TPO seeks to protect. This is demonstrated in the Arboricultural Assessment provided in [Appendix 1](#).
- 3.4 Vehicle access would be from New Barn Road. Electric charging points would be provided for all parking spaces. Pedestrian access could be created through the retained woodland area and public footpaths.
- 3.5 The proposed housing allocation in the northern section of the site would provide a unique opportunity for the improvement and biological enhancement of the retained woodland. Sections of the woodland could be bequeathed to the Council or Town Council for community use. New access routes through the retained sections of the woodland would be created to improve accessibility. As such, the proposal would not only provide much needed housing in a sustainable area but also generate substantial public benefits.



The proposed residential development would be contained in the previously developed northern section of the site (Compartment 3)

4. RELEVANT PLANNING HISTORY

Land to the east of Swanley Park

- 4.1 The site has no relevant planning history.

Nearby relevant developments

Footpath Nursery Bungalow New Barn Road Swanley (21/01881/OUT)

- 4.2 An outline application for four semi-detached dwellings is currently pending. This development, if approved, will introduce another cluster of residential development on New Barn Road near the application site.

Veitchii Barn New Barn Road Swanley (18/00735/FUL)

- 4.3 A planning application for demolition of existing workshops and change of use from B1 to C3 and construction of three houses with gardens was granted conditional permission on 22 October 2018. This permission is relevant as it adjoins the application site and adds to the existing residential development in this area on the edge of Swanley.

Studio Veitchii Cottage New Barn Road Swanley (18/02169)

- 4.4 A Certificate of Lawfulness for the residential use of the building was approved on 18 July 2018. This permission is considered relevant as it adjoins the application site and introduced an additional dwelling, adding to the residential character of the area.

5. PLANNING POLICY FRAMEWORK

- 5.1 Central Government advice relevant to this appeal is contained within the National Planning Policy Framework (NPPF). The most relevant aspects of the Framework are summarised below.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 5.3 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. Paragraph 8 identifies the three dimensions to sustainable development which are economic, social and environmental.
- 5.4 Paragraph 11 sets out the presumption in favour of sustainable development as the central aspect of planning policy and decision taking. In terms of determining development proposals, this means approving schemes which accord with the Development Plan without delay. Where there are no relevant Development Plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 5.5 Section 3: 'The plan making framework' confirms that Development Plans must include strategic policies to address priorities for development and use of land. Paragraph 20 states that policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for new housing (including affordable housing), employment and other commercial development.
- 5.6 Paragraph 23 states that strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the Plan period, in line with the presumption in favour of sustainable development.

- 5.7 Paragraph 35 relates to the examination of Local Plans and notes that they are ‘sound’ if they are:-
- a) *Positively prepared – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs;*
 - b) *Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;*
 - c) *Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters; and*
 - d) *Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in the Framework.*
- 5.8 Section 5 ‘Delivering a sufficient supply of homes’, addresses housing development. Paragraph 60 confirms the Government’s objective of significantly boosting the supply of homes. The NPPF introduces new housing delivery tests and consolidates other mechanisms to boost housing supply. It places an even greater emphasis on meeting housing needs and imposes additional penalties if targets are not achieved.
- 5.9 Paragraph 69 identifies the importance of small and medium sized sites in contributing to meeting the housing requirement of an area, and notes they are often built-out relatively quickly.
- 5.10 Section 9 ‘Promoting sustainable transport’ at paragraph 105 confirms the planning system should actively manage patterns of growth in support of these objectives. It notes that development should be focused on locations which are, or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.
- 5.11 Section 12 ‘Achieving well-designed places’, at paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It notes that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.12 Section 13 ‘Protecting Green Belt land’, states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 5.13 Paragraph 135 identifies the five key purposes of the Green Belt:
- *To check the unrestricted sprawl of large built-up areas*
 - *To prevent neighbouring towns merging into one another*
 - *To assist in safeguarding the countryside from encroachment*
 - *To preserve the setting and special character of historic towns*
 - *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land*
- 5.14 Paragraph 140 confirms that once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation

or updating of Plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the Plan period.

5.15 Paragraph 143 refers to defining new Green Belt boundaries and advises that local planning authorities should:

- *ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;*
- *not include land which it is unnecessary to keep permanently open;*
- *where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- *make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;*
- *be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and*
- *define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.*

6. PLANNING APPRAISAL

Appropriate site to address housing need

- 6.1 The NPPF places great weight on the need to provide housing. Local authorities are required to objectively set out the housing needs for their area and then to identify land to meet these needs. Sevenoaks only have 2.9 years housing land supply, which is a significant shortfall in relation to national guidance. The Council is therefore unable to demonstrate a 5 year supply of housing and, as such, has failed to significantly boost the supply of housing as required by the NPPF.
- 6.2 The population of the District is expected to grow by more than 20,000 people over the Plan period. There is a need for 698 dwellings to be constructed every year in Sevenoaks to address the significant and growing need for housing. The vast majority of Sevenoaks (93%) is in the Green Belt and it will not be possible to achieve the housing targets within the existing built-up areas. As such, it will be necessary as part of the Local Plan process to allocate new housing sites in the most sustainably located Green Belt areas. This will require the selection of a range of small and large sites to provide an appropriate mix and ensure that the Green Belt boundaries will not need to be altered again at the end of the Plan period. The exceptional circumstances required by the NPPF to release Green Belt land has been met.
- 6.3 Swanley is one of the four main towns in the District that has been identified as the most suitable and sustainable areas for future housing growth. The site provides an ideal and unique opportunity to deliver much needed housing on disused land and to deliver significant additional public benefits. The site is positioned on the edge of Swanley, adjacent to existing clusters of residential development and provides a natural and logical extension to this large sustainable town.
- 6.4 The allocation of part of this large site for housing would contribute positively towards the social role of sustainable development, as defined in paragraph 8 of the NPPF. This requires

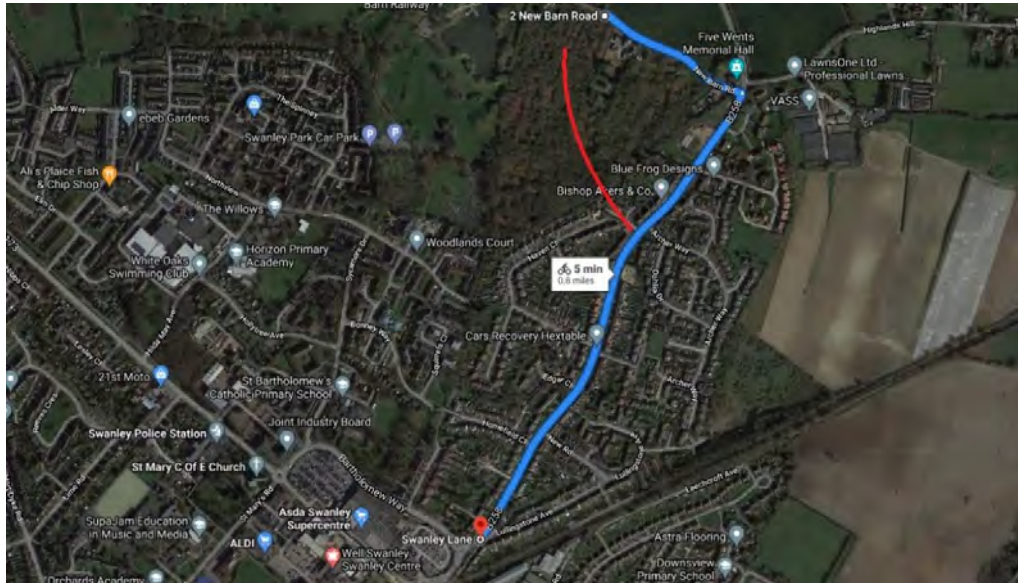
the planning system to support '*strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations*'.

- 6.5 The site could provide an attractive small to medium sized development of 10 to 15 dwellings. The proposal would provide a mix of housing types, including affordable and self-build plots. Paragraph 68 of the NPPF identifies the importance of small and medium sized sites in contributing to meeting the housing requirement of an area, and notes they are often built-out relatively quickly. The site is free from ties and available now for development, ensuring it could be developed in a timely manner to address the pressing and urgent need for new housing.

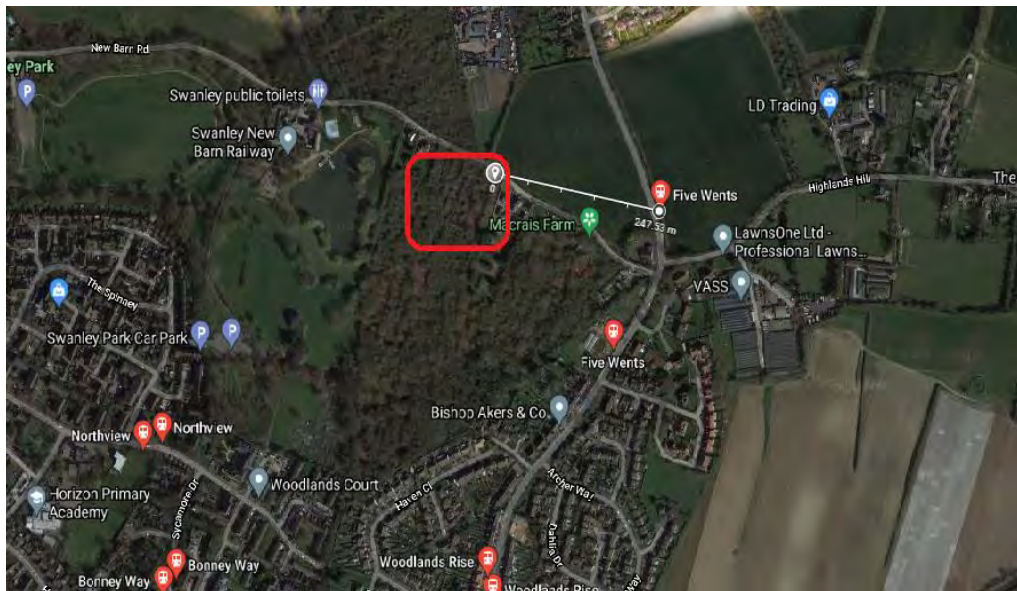
Sustainable location

- 6.6 The site is located on the edge of the sustainable settlement of Swanley, which has been identified as one of the main areas for future growth. The site is positioned between existing residential properties on New Barn Road and the southern section adjoins the main built-up area and residential properties that extend along Haven Close, Woodgers Grove and Swanley Lane. Public footpaths provide the site with direct links to the main built-up area and the Town Centre. New footpaths could be created to improve connections to the Town Centre, employment areas and adjoining park. As such, the site is in a sustainable area and would provide an ideal location for the expansion of Swanley Lane.
- 6.7 The Town Centre and various employment opportunities could be accessed in a 15 minute walk, a 5 minute cycle or a very short car journey. It is noted that the Town Centre provides a large range of services and facilities that are sufficient to meet the day-to-day needs of the residents. Schools are located near the site, adding to the sites sustainable and appropriate location for future housing development.
- 6.8 The site is positioned approximately 200 metres from bus stops on either side of Swanley Lane (B258), which provide frequent services into the Town Centre and surrounding settlements. Additionally, the site is located approximately a 20 to 30 minute walk to Swanley Station, which provides frequent services into London.
- 6.9 Furthermore, the site is a short walking distance (12 minutes) to Swanley Village, which contains a public house, school and employment area. The new occupiers would contribute positively to supporting this small nearby rural village.

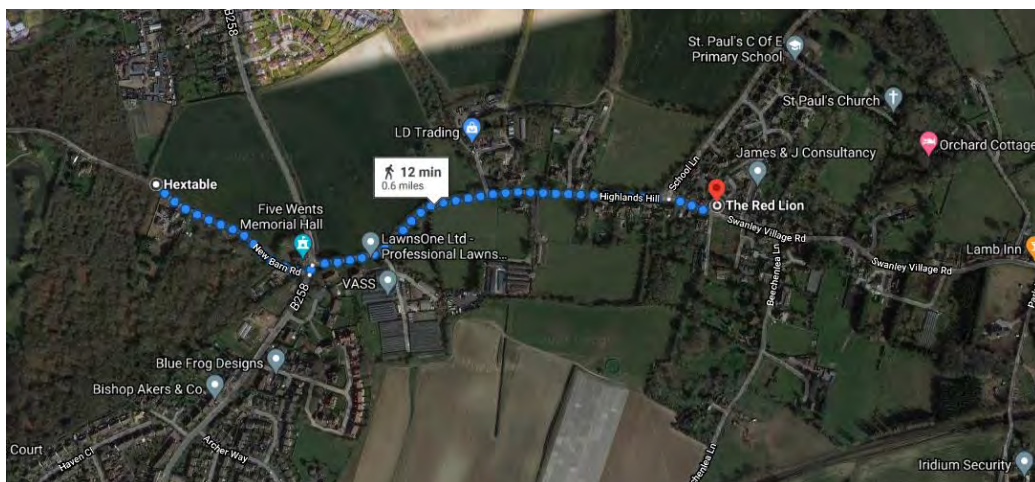
Call for Sites - Site Allocation Submission
Land to the east of Swanley Park, New Barn Road, Swanley



The site is a short walk or cycle to the Town Centre and new public pedestrian routes could be formed as part of any new development



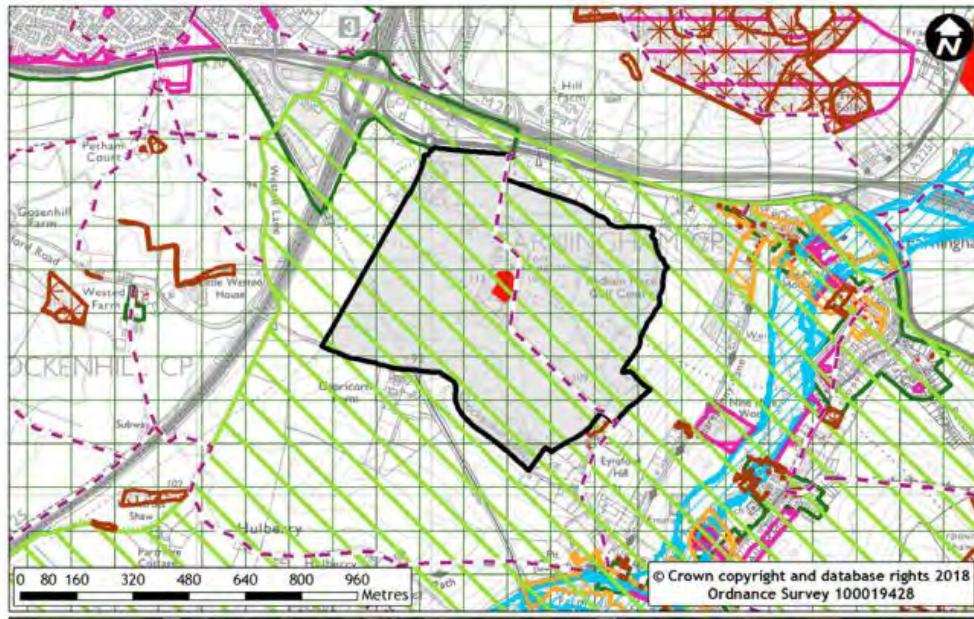
The new housing would be located near various bus stops



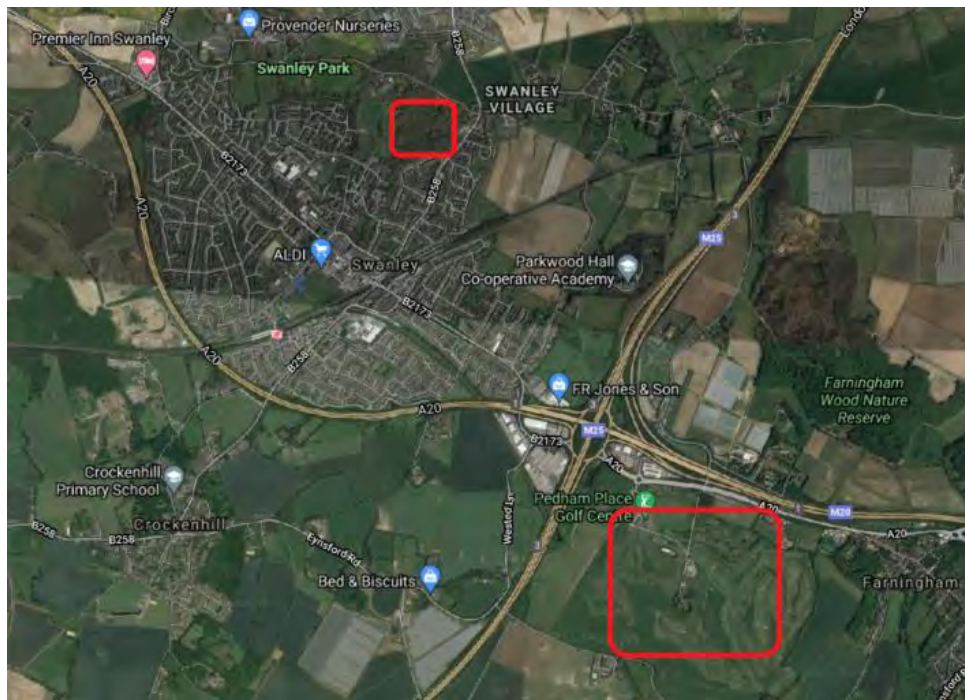
The site is within a short walking distance of Swanley Village

- 6.10 It is noted that the site is located closer to the Town Centre than the previously identified site for future housing development in Swanley. The site proposed as part of this submission has a closer relationship and would represent a more logical expansion to the Swanley settlement boundary than the previously identified site in the emerging Local Plan, which is not physically linked to the main built-up area and is located on the opposite side of the M25. As such, the proposed site is better integrated and has a closer relationship than the previously identified future housing site in the withdrawn emerging Local Plan.

ST2-28 - Land at Pedham Place, Swanley/Farningham/Eynsford



The site has a closer relationship with the main built up area than the previously identified land for future housing in Swanley



The site provides a more logical extension to Swanley than the previously identified land for future housing, which is positioned south-east of the main settlement

- 6.11 In summary, the site is sustainably located and appropriately integrated with Swanley, providing a suitable and ideal location for future housing.

Green Belt

- 6.12 The proposed development site is closely integrated with the main built-up area of Swanley. The close relationship with the main built-up area and its position between existing clusters of residential development would ensure the proposal would be read and understood in the context of this settlement. The area of green space between Swanley and Hextable would be retained. As such, the proposal would not result in the merging of any of the neighbouring settlements or conflict with any of the other purposes of the Green Belt.

Character and appearance

- 6.13 The NPPF seeks a high quality of design and that new development is sympathetic to local character, while not preventing appropriate innovation or change. The NPPF seeks to ensure that new development contributes positively towards the national and local environment by protecting and enhancing valued landscapes.
- 6.14 The site is on the edge of Swanley where it is positioned between residential properties and Swanley Park. The site is not located within a Conservation Area or an Area of Outstanding Nature Beauty. The proposed development is for a small to medium size housing scheme that would be concentrated on a previously developed section of the land, fronting New Barn Road. Housing development in this part of the site would simply infill the space between existing clusters of residential development, which form part of the settlement. The proposed allocation of this section of the site provides a natural and logical extension of the settlement boundary. In addition, the introduction of a small to medium sized housing scheme between existing clusters of residential development would ensure the proposal is compatible with the character and appearance of the street scene and surrounding area.
- 6.15 The proposed dwellings would be attractively designed to respect and respond appropriately to the local context and adjoining woodland setting. The high quality design would make a positive contribution to the site and surrounding area.
- 6.16 The special character and landscape value of this area would be preserved by the retention of the important mature trees and the vast majority of the woodland.

Trees and wildlife

- 6.17 The site is currently covered in trees. However, the vast majority of the trees are young and self-seeded, which along with the fact the woodland is not actively managed, provides a poor environment for wildlife and bio-diversity. It is noted that the woodland is not currently managed which is required to prevent one species from dominating. The proposal provides an opportunity to enhance and actively manage the large section of retained woodland. Any trees removed as part of the development would be replaced with higher quality and more appropriate specimens. This is a key planning benefit that would create an improved environment for wildlife and biodiversity.
- 6.18 The proposed dwellings would be setback from New Barn Road in a previously developed area, which is dominated by scrubby vegetation of limited visual amenity value, as confirmed in the Tree Assessment provided in [Appendix 1](#). As such, the proposed allocation

of this part of the site would not result in the loss of any important mature trees, which the TPO seeks to protect.



Google earth satellite image from 1990 indicating the lack of tree cover

Planning benefits of site allocation

- 6.19 The site provides a natural and logical extension to Swanley without harming the landscape quality of the surrounding area. The proposal, as outline above, would generate significant public benefit, which are summarised below:
- The proposal provides much needed housing in a sustainable area that is well integrated and connected to the main built-up area of Swanley
 - The proposal would provide much needed affordable housing (5 to 7 dwellings)
 - A proportion of the plots would be made available to self-builders, helping to address the significant and acute shortage
 - The highest quality sections of the woodland would be transferred to the Council to allow for the expansion of Swanley Park
 - The proposal provides the opportunity for the active management of the large area of retained woodland, which would result in enhancements to biodiversity
 - New pedestrian footpaths would be introduced to improve accessibility

7. CONCLUSION

- 7.1 In conclusion, the site represents an opportunity to provide much needed new housing on the edge of the sustainable settlement of Swanley.
- 7.2 The site is capable of delivering 10 to 15 dwellings, which would be contained in the less sensitive previously developed section fronting New Barn Road. The allocation of this

- section of the site provides a unique opportunity for the gifting of remaining woodland to the Council for community use.
- 7.3 The proposed housing allocation would address the Government's aspirations contained in the NPPF to significantly boost housing supply and widen opportunities for homeownership. It would help the Council achieve its new housing targets for the delivery of market, affordable and self-build homes.
- 7.4 The site is in a highly accessible location within close walking distance of the Town Centre, employment opportunities and public transport networks.
- 7.5 The site is appropriately integrated with Swanley and provides a logical and natural extension of the settlement boundary. The proposal would deliver a high quality housing scheme that would respect and respond appropriately to the local context.
- 7.6 The proposed dwellings would infill the space between existing clusters of houses on New Barn Road. The proposal would retain a sufficient level of green space between neighbouring settlements and would not result in any harm to the visual amenity of the surrounding landscape.
- 7.7 The development will be designed to achieve a high level of sustainability and will utilise a range of energy efficiency measures to provide a reduction in CO₂ emissions. All of the homes would be provided with electric vehicle charging points.
- 7.8 The allocation of this site would generate significant planning benefits, including the creation of a woodland for community use, enhancing the management and environmental quality of the woodland, introducing new footpaths and providing much needed homes.
- 7.9 The site is immediately deliverable and developable with no significant constraints. It could come forward early in the Plan period to meet the significant need that exists for new homes locally.
- 7.10 For the reasons set out above, it is considered that the land should be allocated for housing in the emerging Local Plan.

APPENDIX 1

Arboricultural assessment and associated information

Mr H Walker
Strategic Services Department
Sevenoaks District Council
Council Offices
Argyle Road
Sevenoaks
TN13 1HG

18th August 2014

RT-MME-117696

Dear Mr Walker,

RE: Sevenoaks District Council Tree Preservation Order No. 11, 2014.

On behalf of Mr Balesaria, the owner of land affected by the above Order, I wish to lodge a formal objection in respect of the making of the Order.

The objection is advanced on the grounds that the Order does not properly take into account the variance in visual amenity of the trees present across the site, and on the grounds that it was not expedient to serve the Order as other legislative controls are in place. The grounds upon which the objection is made are discussed further below.

Tree Quality / Amenity Value

To understand the variation in the quality of tree cover across the origins of the 'woodland' present on the site must first be considered. In this respect it is noted that the site was formerly used as a plant nursery with several buildings and glasshouses present, the derelict remains of which are still evident in parts of the site today.

The use of the site as a nursery in the past largely prevented the establishment of extensive areas of tree cover. A review of aerial imagery of the site shows that in as recent as 1990 tree cover on the site was restricted to small copses of trees in the southern section and boundary trees and hedgerows, with the overall site being dominated by rough grassland.

The extent of tree cover present on site has increased since 1990, due to a lack of any formal management, and now large parts of the site are dominated by trees and woody scrub.

The progression of the 'woodland' development has been mapped on to Drawing Number C117696-01, which accompanies this letter, according to the date of aerial imagery considered. It should be noted that in several areas the site remains open with little woody vegetation present and these areas are dominated by Rosebay Willowherb and Bracken.

The nature of the woody vegetation cover across the site has also been generally mapped on to Drawing Number C117696-02.

In respect of this it can be noted that the wooded area to the south-west of the site (Compartment 1) is likely to be of the greatest long term value as it contains a number of native trees including several mature Oak (*Quercus robur*). To the east of this the composition of the woodland changes to be dominated by early-mature Sycamore (*Acer pseudoplatanus*) as shown on the plan by Compartment 2.

Again this section of the site is considered to have a degree of long term value, though management will be required to prevent single species dominance.

A network of permissive paths cross through the sections of the site designated as Compartment 1 and 2 and accordingly it is accepted that these areas do have a degree of public amenity. Thus no objection upon the grounds of amenity is made in respect of these areas.

However the area marked as Compartment 3 on Drawing Number C117696-02 is dominated by woody scrub vegetation primarily of Apple (*Malus sp.*), Hawthorn (*Crataegus monogyna*), Hazel (*Corylus avellana*) and Plum (*Prunus domestica*) which is considered to have arisen due to the sites former use as a nursery.

This section of the site also contains many open areas dominated by Bracken and Rosebay Willowherb which have rendered the northern section of the Compartment seasonally inaccessible.

The nature of the tree cover present in the central section of Compartment 3 is such that it is not of visual significance from outside the site and thus it is considered to have little visual amenity value.

It is noted however that a mature Hawthorn hedgerow to the western boundary of the site, and a linear group of Lime trees to the northern boundary adjacent to New Barn Road, do have some visual prominence in the immediate locality and thus their protection by a TPO on amenity grounds may be appropriate.

To address the objection that the northern section of Compartment 3 is dominated by scrubby vegetation of no visual amenity value, and hence unsuitable for protection by a Tree Preservation Order, a proposed new woodland boundary has been plotted to Drawing Number C117696-02 and areas where the TPO should be specified in terms of individual trees and groups rather than as a woodland have been identified.

Should the Council consider variation of the Order along these lines to be appropriate the objection to the Order on the grounds of visual amenity would be withdrawn.

Expediency

The service of the Order is also objected to upon the grounds of expediency. Whilst it is accepted on a general basis that it may be expedient for a LPA to seek to protect trees due to a change in property ownership, which is understood to have been the initiating factor in the service of the TPO in this case. It is not considered that the Order was necessary or expedient in respect of this site as other legislative controls which prevent the large scale felling of trees are in place as a felling licence from the Forestry Commission would be required to fell greater than 5 cubic metres of timber on the site.

Summary

In summary an objection to the Order is made in respect of the visual amenity of the central section of the area defined as Compartment 3 on Drawing Number C117696-02 (enclosed) as the trees within this area are barely visible from a public place, they are, even collectively, of no particular visual merit or functional value and their removal would have no significant impact on the visual character of the wider area. Additionally it is noted that the trees in this area are not species which will have any greater visual benefit in the future as they are short-lived small growing specimens of a scrub like character.

A proposed amendment to the Order has been detailed upon Drawing Number C117696-02 and it is considered variation of the order along these lines will ensure only those trees of visual amenity value are protected going forward.

An objection to the Order is also made on the grounds of expediency as the felling of trees on the site is already controlled by the requirements of the Forestry Act and thus works extensive enough to cause an amenity impact could not be undertaken without first obtaining a Felling Licence.

Yours faithfully,

For and On Behalf of Middlemarch Environmental Ltd.

Edmund Lusk
Principal Arboricultural Consultant

Enc C117696-01 Woodland Development
 C117696-02 Woodland Compartments

Legend



Tree Cover in 1990



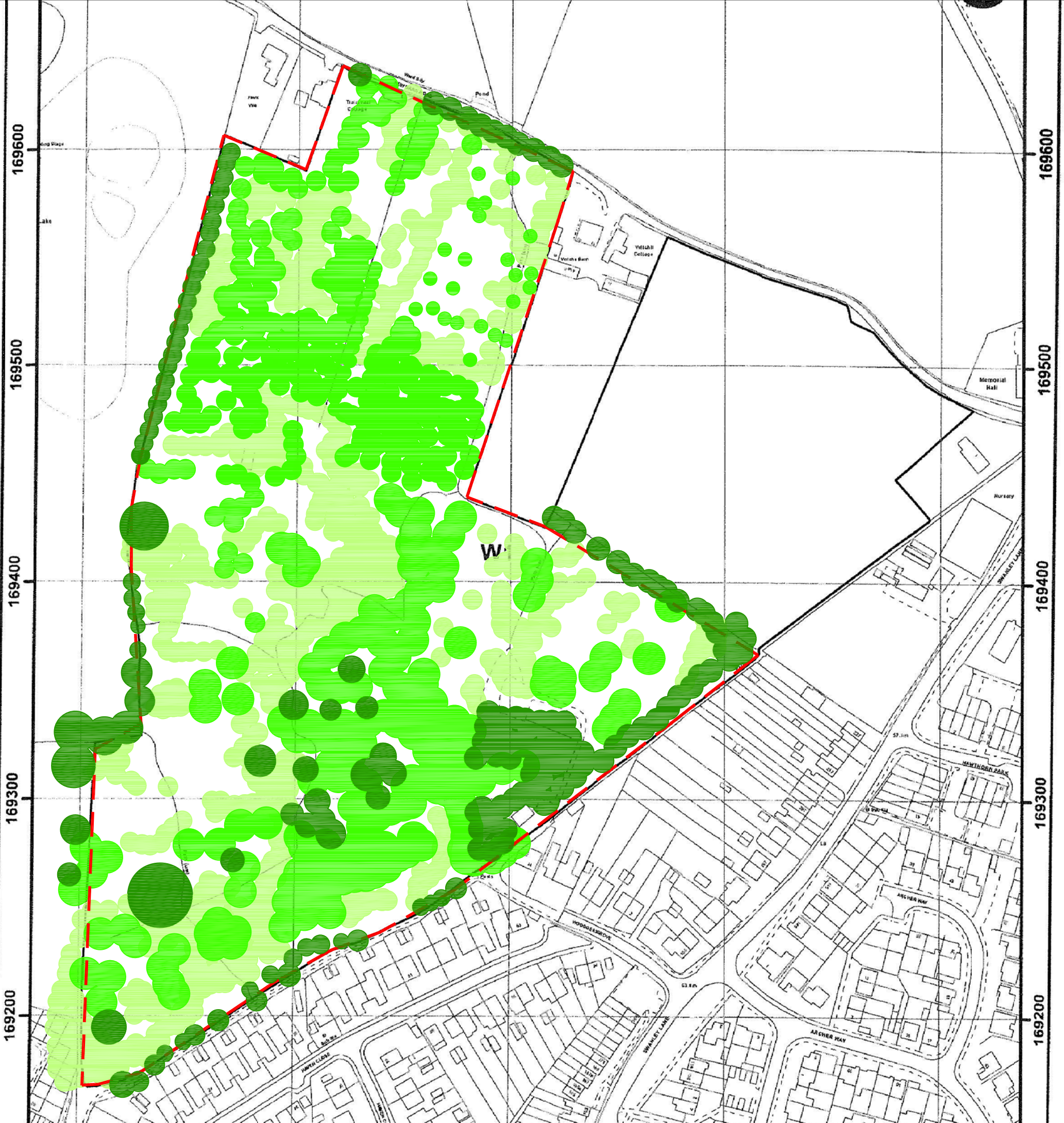
Additional Tree Cover in 2001



Additional Tree Cover in 2007



Study Area Boundary



The original of this drawing was produced in colour - A monochrome copy should not be relied upon



Client:	Project:
John Stebbing Architects Ltd	New Barn Road
Drawing:	Drawing No:
Woodland Development	C117696-01
Revision:	Date:
-	14/08/14
Scale at A3:	Drawn:
NTS	EL
Approved:	Notes:
MB	-

MIDDLEMARCH ENVIRONMENTAL

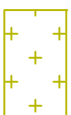
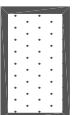
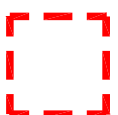
- Sycamore and Ash
Woodland

Scrub Hazel, Hawthorn,
Plum and Apple

Potential Modified Woodland
TPO

Potential Individual and Group TPO Classification

Study Area Boundary



The original of this drawing was produced in colour - A monochrome copy should not be relied upon

