

## Planning Justification Statement



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Site Address: 6 Postland Road, Crowland, PE6 0JA

Application Name: Brightfield Crowland Ltd

Date: 21.07.26

Rev\_A – 24.07.26

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Supporting Justification Statement for Proposed Removal of a TPO  
Protected Category B2 Lime Tree to Facilitate the Use of Approved  
Detached Garage (Planning Reference H02-0752-21)

## 1.0 Introduction

This statement has been prepared in support of the proposed removal of an existing Category B2 Lime tree (*Tilia* species) located within the site at 6 Postland Road, Crowland.

The existing Lime tree is identified within the 2017 arboricultural assessment as a Category B2 specimen with good condition and an estimated remaining contribution of 40+ years. The tree has historically been pollarded and the assessment notes early signs of decay associated with previous pruning wounds; however, these factors do not represent the basis for the proposed removal. The justification for removal relates to the tree's location in relation to the approved development layout and associated vehicle access requirements.

The proposal seeks to enable the effective and practical use of the approved detached double garage granted under planning reference H02-0752-21 – Erection of detached garage. Following further assessment of the approved layout, it has been identified that the existing TPO protected Lime tree is located within the area required for vehicle access, turning and manoeuvring associated with the approved garage.

The conflict is therefore not related to the health, condition or quality of the tree, but arises from the physical relationship between the retained tree, the approved garage layout and the required vehicle access and manoeuvring arrangements.

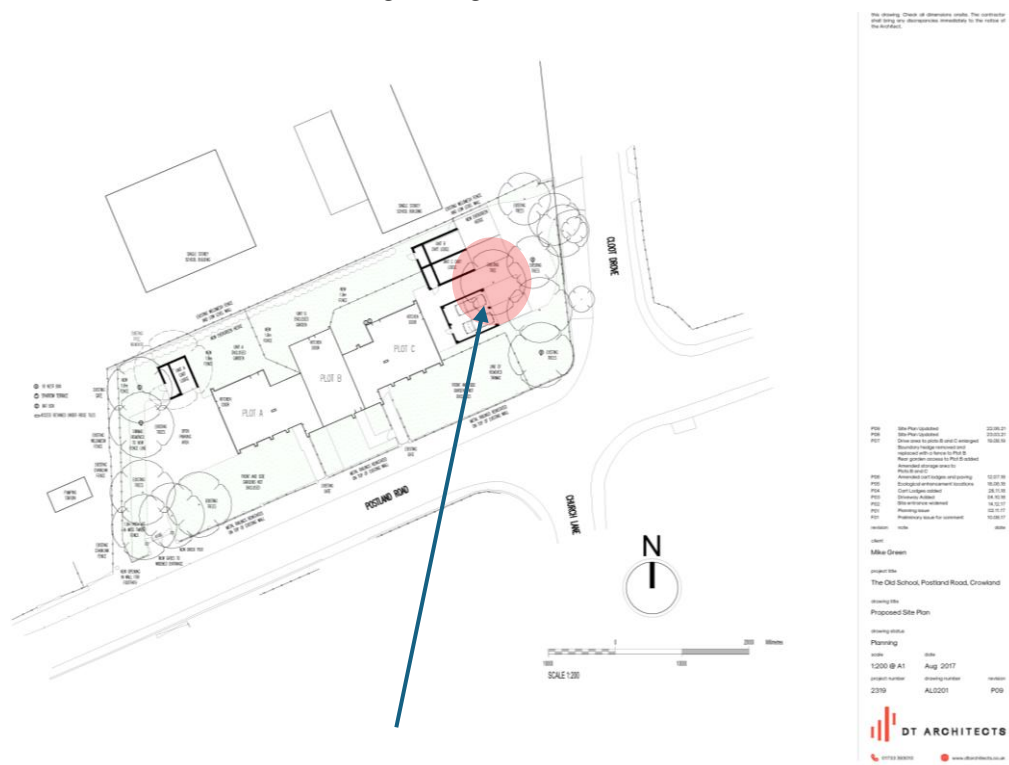


Figure 1: Site Plan Showing Existing Lime Tree Location and Approved Double Garage

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## 2.0 Existing Tree and Amenity Value

The existing Lime tree provides a moderate level of visual amenity and contributes positively to the landscape character of the property. Its classification as a Category B2 tree recognises that it has landscape value and contributes to the visual quality of the site.

The contribution of the tree is acknowledged and the protection afforded through the Tree Preservation Order is recognised. However, this assessment must also consider whether reasonable retention options remain available when balanced against the specific constraints created by the approved development arrangement, including vehicle access, manoeuvring requirements and the relationship with the Grade II listed building.

The proposed removal is not sought due to any arboricultural defect, but because the tree's current position creates a conflict with the approved layout and intended use of the site.

The consideration of the existing tree has been undertaken having regard to the principles set out within BS5837:2012 – Trees in relation to design, demolition and construction – Recommendations. These principles recognise the importance of retaining trees of value where practicable, while also requiring consideration of site constraints, development requirements and the feasibility of retention.



*Figure 2: Existing Lime Tree Photograph*

### 3.0 Relationship with Approved Double Garage

Planning permission has been granted for the erection of a detached double garage within the site under reference H02-0752-21.

The approved garage has been positioned having regard to the existing layout of the property, the relationship with the Grade II listed building, and the established character of the site. Any alternative siting arrangement would therefore need to be carefully considered to ensure that it does not result in harm to the historic setting of the listed building or introduce a less appropriate relationship between built form and landscape.

Following further review of the approved layout and the practical requirements associated with using the permitted garage, it has become apparent that the existing Lime tree presents a significant physical constraint.

The tree is positioned within the area required for vehicle access, turning and manoeuvring associated with the approved garage. Whilst the garage could remain physically constructed, retention of the tree would materially constrain vehicle movements, reduce manoeuvring space and compromise the practical day-to-day use of the approved facility.

The tree has an identified Root Protection Area (RPA) extending approximately 7.44m from the stem, as identified within the 2017 arboricultural assessment. The approved garage access and manoeuvring requirements overlap with this protected rooting zone, creating a conflict between the practical operation of the approved development and the long-term retention of the tree.

The issue is therefore not the presence or condition of the tree itself, but the incompatibility between its current location and the operational requirements of the approved development.

A review of alternative arrangements has been undertaken. This review has considered whether the approved garage could reasonably operate with the tree retained, whether access arrangements could be modified, and whether relocation of the garage would represent a preferable solution.

The location of the tree prevents the approved garage from being used in the manner intended by the original permission and creates a conflict between the retained tree and the practical operation of the approved development.

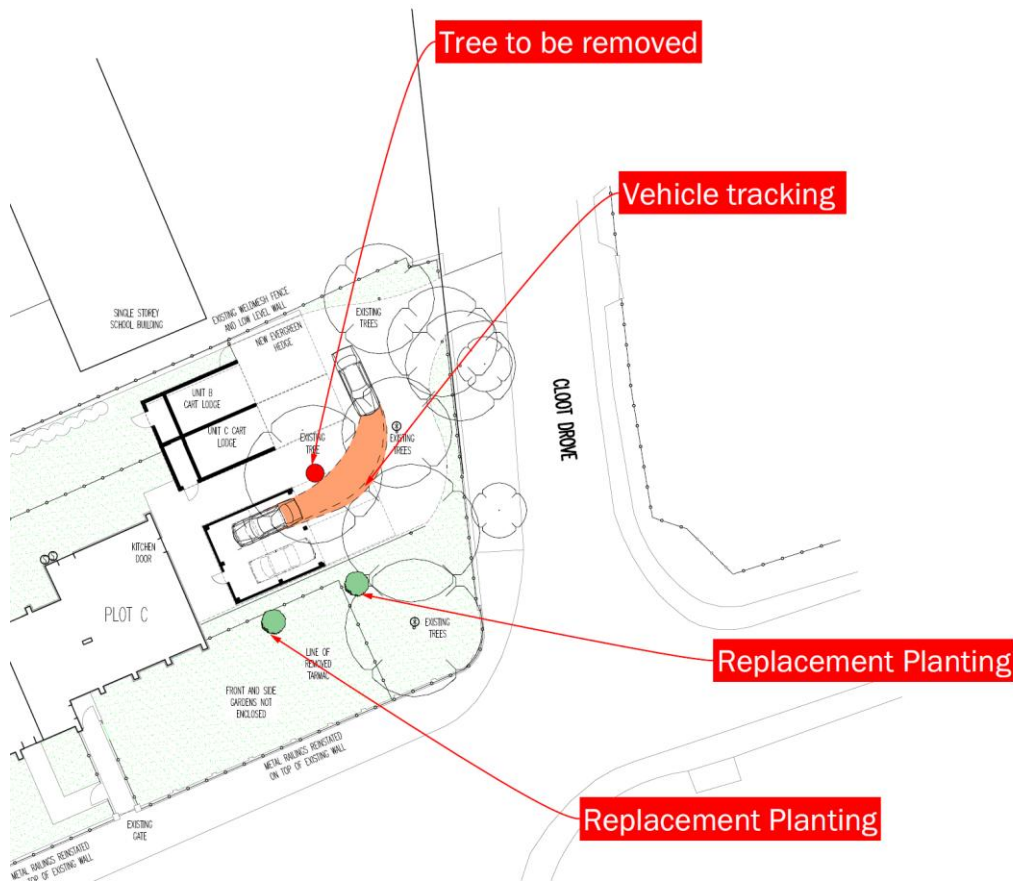


Figure 3: Constraints plan

#### 4.0 Justification for Removal

Following consideration of the tree's amenity value, the approved development layout and potential alternative solutions, the removal of the existing Lime tree is considered the most appropriate solution for the following reasons:

- To provide the required vehicle access and manoeuvring area associated with the approved detached double garage.
- To avoid conflict between vehicle movements, the retained tree stem and the tree's root protection area.
- To allow the approved development to function in accordance with the permission granted under reference H02-0752-21.
- To avoid the need for alternative alterations that could result in greater harm to the character and setting of the Grade II listed building.

The proposal has therefore sought to retain the existing tree wherever reasonably practicable, but the constraints arising from its location mean that retention would prevent the approved garage arrangement from operating as intended.

## 5.0 Consideration of Alternatives

In accordance with the principles of BS 5837:2012, the retention of the existing Lime tree has been considered wherever reasonably practicable. However, the constraints associated with the site, including the Grade II listed status of the existing building and the need to preserve its historic setting and approved relationship with the surrounding landscape, have been taken into account.

Alternative solutions, including retention of the tree in its current position or relocating the approved garage structure, have been assessed. Retaining the tree would result in a significant restriction to the safe and practical use of the garage access, limiting vehicle manoeuvring space and compromising the intended function of the approved development.

Relocating or substantially altering the approved garage arrangement would not represent a suitable alternative. The approved position has been carefully considered in relation to the listed building, the existing site layout, and the character of the surrounding area. Moving the garage elsewhere within the site could adversely affect the setting of the Grade II listed building, require further intervention within the historic landscape, and potentially result in a less appropriate form of development.

Having regard to the above constraints, the removal of the Lime tree is considered to be the most appropriate solution to enable the approved development to function as intended while maintaining the significance and setting of the listed building. The loss of the tree will be mitigated through appropriate replacement planting, ensuring a continued contribution to the landscape character of the site.

The alternatives considered are summarised below:

| Option Considered                                                | Assessment                                                                                                                                                                                                                         |
|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Retention of the Lime tree with the garage remaining as approved | Not considered reasonably practical, as the tree location restricts vehicle access and manoeuvring space required for normal use of the garage.                                                                                    |
| Modification of the access arrangement                           | Not considered suitable due to the fixed position of the approved garage and the need to maintain an appropriate relationship with the listed building and existing site layout.                                                   |
| Relocation of the approved garage                                | Not considered reasonably practical, as alternative locations would require changes to the approved arrangement and could have a greater impact on the setting of the Grade II listed building and historic character of the site. |
| Removal of the Lime tree with replacement planting               | Considered the most appropriate solution as it enables the approved development to function whilst providing long-term landscape mitigation.                                                                                       |

## 6. Replacement Planting and Mitigation

To compensate for the loss of the existing Lime tree, replacement planting will be provided within the site.

The replacement planting will:

- Provide a long-term landscape contribution.
- Increase future canopy cover.
- Enhance biodiversity value.
- Maintain and improve the site's green infrastructure contribution.

The replacement trees will be planted at an appropriate size and protected during establishment to maximise its long-term survival and contribution.

The proposed replacement species is Field Maple (*Acer campestre*), selected due to its suitability for the site conditions, native status, biodiversity benefits and mature size, which is considered appropriate for the available garden space.

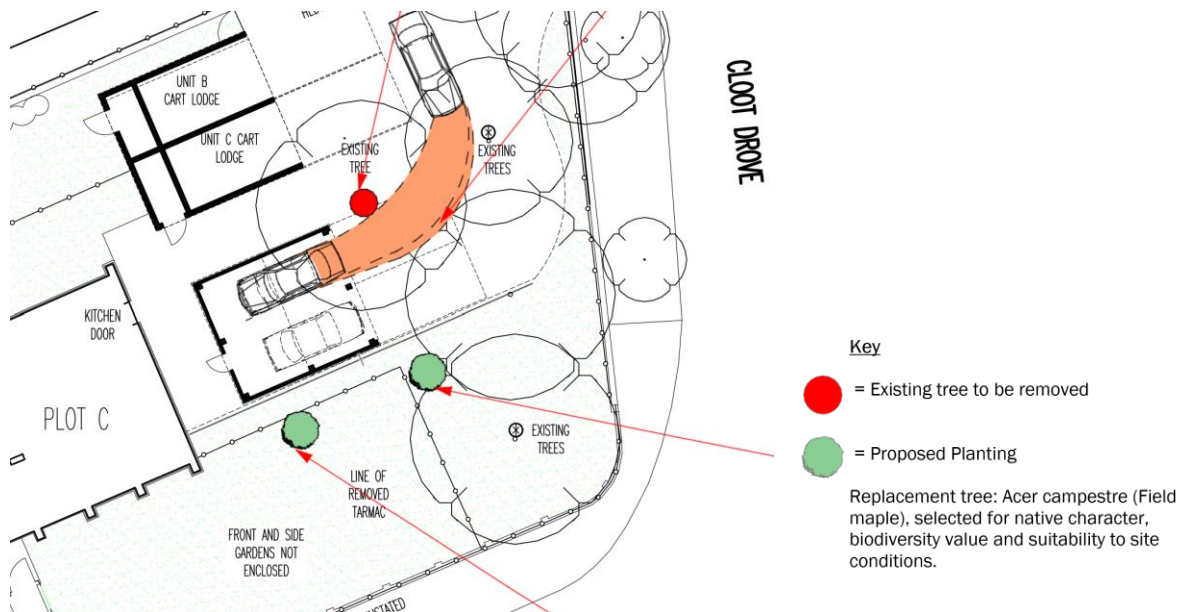
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Whilst the replacement tree will take time to establish and will not immediately replicate the size and canopy spread of the existing Lime tree, it has been selected as an appropriate long-term species for the available space. Once established, it will provide continued landscape value, ecological benefits and contribute positively to the green infrastructure of the site.

*Figure 4: Proposed Replacement Tree Planting Location*



## 7.0 Conclusion

The existing Lime tree is recognised as a healthy Category B2 specimen with moderate amenity value. However, its retention creates a direct conflict with the safe and practical use of the approved detached double garage.

The proposed removal is therefore considered the most appropriate solution following consideration of reasonable alternatives to enable the approved development to function as intended, whilst avoiding the greater heritage and design implications associated with relocating or substantially altering the approved garage arrangement.

The loss of the existing Lime tree will be mitigated through appropriate replacement planting. Whilst the replacement tree cannot immediately replicate the maturity, canopy cover or visual contribution of the existing specimen, it will provide a long-term contribution to landscape character, biodiversity and green infrastructure within the site.

The proposed removal represents a sustainable development approach that balances tree protection against the beneficial use of approved development, aligning with the principles of the NPPF and Local Plan policies on heritage and green infrastructure. The proposal therefore represents a balanced approach that recognises the amenity value and protection afforded to the existing Lime tree, whilst demonstrating that retention would prevent the approved garage arrangement from functioning as intended. Having considered reasonable alternatives, removal is considered the most appropriate solution, with replacement planting providing appropriate long-term landscape mitigation.

## 8.0 Appendices



As viewed from Postland Road (B1166)



As viewed from the entrance drive off Cloot Drove



As viewed from the site



Tree tag



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