

## Planning Related Tree Services Case Study

18 & 20 Belle Vue Road Weymouth Dorset

This site is potentially the most prestigious domestic development in the Weymouth area and involved the demolition of the existing property at no. 18 and the construction of a replacement dwelling.

The site overlooks Portland harbour, which was the location of the 2012 Olympic sailing events, and the greatest appeal of the site are the stunning coastal views. The new dwelling was designed to take full advantage of its position and my initial input was to undertake a range of tree pruning and removal works to facilitate the initial development phase, after gaining the necessary planning consents, as the site is located within a Conservation Area and is also subject to an area tree preservation order (TPO).

During the course of the redevelopment, the neighbouring property (no.20) was purchased by my clients, as this provided a further development opportunity and scope to increase the area of the garden of no.18.

Within this new parcel of land, a diverse range of specimen trees had been planted in the past and were well established; these trees were initially protected by a row of Leyland cypress, planted as a shelterbelt along the southern boundary. The row of mature cypress trees were of a significant size and effectively constricted the views from the new house and the garden and as they continued to grow over the coming years, the view would diminish further. These trees were healthy, but had a number of structural defects and I approached my clients with the suggestion that their removal would be advantageous, from an aesthetic and financial perspective, in both the short and long term.

Tree Investment Ltd had only recently been incorporated and the underlying ethos of my new business, which saw trees as a viable investment opportunity, was completely encompassed within the proposal, although somewhat paradoxically, this initially involved large-scale tree removal!

My clients were very interested in my suggestions, but were also concerned, as the area where the trees were located was prone to slippage, due to the underlying geology, and also whether the project would ultimately gain consent from the local authority.

I was convinced, that consent was achievable, provided a considered and comprehensive management plan was put together, based on sound arboricultural reasoning and included a suitable replacement planting scheme.

I undertook a survey of all trees within this part of the site, to determine the trees quality, longevity and general condition and based my management plan on these findings and specified a thoughtful mitigation planting scheme. My completed proposal was submitted to the local authority and was subsequently granted consent. The scheme was considered to be realistic, proportionate and

represented sustainable management, with only minimal impact on the aesthetic and amenity values of the location

BEFORE:



AFTER:





Following removal of the original shelterbelt, several other low quality specimens and the formative and remedial pruning of the retained, highest quality trees; the site was replanted.

The replacement planting consisted of a range of coastal tolerant species that would effectively hold the surface soil structure together but would not attain a significant height and therefore maintain the recently created, panoramic sea view for the long term.

The combined costs of the tree survey report and planning application, combined with the large-scale tree works and the modest replacement planting scheme and subsequent maintenance was significant, but the value added to the property through increasing the sea view from the property by 100% and securing the view for the long term, vastly outweighed these costs. I would speculate that this investment yielded a 200% return within 3 months!