

Application Number & Location:22-1182 Lawrence Lodge

Proposal: Demolition of existing flat blocks and construction of 21no. total dwellings, including 13no. apartments and 8no. houses with associated parking, amenity space and landscaping

Date: 26/04/23

Terminology:

Tree preservation order (TPO), root protection radius (RPR), root protection area (RPA), tree protection fencing (TPF), ground protection (GP), construction exclusion zone (CEZ), arboricultural impact assessment (AIA), tree constraints plan (TCP), arboricultural method statement (AMS), tree protection plan (TPP). National Joint Utilities Group (NJUG). British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations (BS5837:2012). Cellular Confinement System (CCS).

26/04/23 Comments

I cannot see that any documents have been updated since my last comments and as there appears to be no significant change to the proposal my comments remain the same.

22/02/23 comments - Superseded

The demolition and construction of Lawrence lodge will result in a net loss of canopy cover, at least 6 mature trees are proposed to be removed with only 5 replacement trees only 2 of which are likely to ever reach maturity due to the confined growing space provided to them.

The loss of T14 will result in a significant loss of amenity for the site as one of the only trees of any significant size and stature, other trees around the car parking area such as T02 – T06 are considered to be of lesser quality. T14 has been down graded to a C for which I disagree on it as the form of the tree is such that it would not compromise its long term viability and it still has a long and useful life expectancy expected of a category B tree.

It's likely that T09 will later be lost post development from the installation of the sub-station and the car parking/hard standing adjacent to it, its long term viability is not assured.

The garden patio/space? By T21 sits within the RPA of the retained trees, no further details as to the design of this has been provided, the default position within BS5837 is that any development remains outside of the RPA of trees to be retained. The footpath to the north of these trees and the shed will essentially confine these tree to a very small area of soft ground and will likely lead to future pressure to prune or fell these trees due to perceived issues such as leaf drop and over dominance of open areas.

The installation of hard standing and other development aspects within the RPA of T01 should also be removed.

It should also be noted that the AIA submitted is heads of terms only and that no tree protection plan was submitted with it and so I am not able to fully assess the likely impacts of the development. Because of the nature of working in close proximity to trees it is suggested that any future amendments are submitted with a detailed AMS and TPP as a minimum.

There are several elements within the design which from a trees point of view I cannot support, the total loss of trees will erode further the limited tree cover of the site and with very little suitable

planting opportunities the replacement even as a minimum is unlikely to ever achieve the same level of cover and so would not confirm to the requirements of the NPPF at 130, 131 & 174

The additional footprint which covers T14 should be removed and T14 retained within the proposed development. This would go somewhat to offsetting the overall loss of trees and that the trees within hard landscapes are accommodated within dedicated tree crated pits with suitable soil volume to reach maturity. Without this it is unlikely I can support the proposal in its current form.

The Western urban area SPD is clear in that any new development should allow for the provision and retention of trees and mature vegetation.

Given the above, the scheme fails to adequately secure the protection of important trees within the site which contribute positively to the character and appearance of the area. I therefore recommend refusal of the application under policy DM9.

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