

DCAdmin

From: Joe Robertson
Sent: 13 November 2018 16:08
To: Bill Topping; DCAdmin
Subject: 2018/93201 Former St Lukes Hospital

Categories:

Hi Bill

I'm generally supportive of the principle of this proposal. However there are trees issues that need to be looked at before I could support it:

- The protected trees along the existing access are a very important landscape feature in the locality. We really need to see these retained in any proposal. The current access puts one of the carriageways on top of this line of protected trees. The access design need to be reconfigured to allow their retention. A minor amendment to move the access to one side by a few meters would mean that they could be retained. As a minimum the kerb line of the existing access by these trees should be used as the edge of the new highway. The retention of these trees was highlighted in my comments relating to the outline application on site, where the access point was shown to be further away from the trees.
- There is an access driveway cut into group G10 (as specified on the supporting tree survey), this group includes numerous protected trees. More tree work will be needed here than simply cutting out the line of the access, as currently shown. The proposed properties here will potentially look on to an unsightly and oppressive cut face of trees which is likely to lead to long term issues. The trees in this area need to be looked at in more detail. Individual trees of better quality need to be identified for retention within the group, then a program of works to thin, prune and remove others to drawn up. This needs to be based on a realistic assessment of the interaction between trees, the access and the properties opposite. We'd be looking for an area more akin to a group of individual trees with space under/around or more of a feathered edge of the tree group along the edge of this access.
- The majority of the important trees along the boundary have been shown to be retained and I'm happy that the design has considered these. However, retention of some of the internal protected trees needs to be considered. Many of these trees are listed as category B trees, recommended to be retained, in the submitted trees information and they are subject to a TPO. The design, as it stands, appears to make no allowances for the retention of any of these trees. Consideration needs to be given to any possible layout out amendments that might allow the retention of any these trees so that the internal site has an element of established landscape upon completion.
- T58 and T59 are shown to be retained on the plans supporting the tree information, however these trees do not appear to be shown as retained on other layout plans that have been submitted. I see no reason why these can't be retained and we need to see the plans amended to show this consistently.
- We need to see a landscaping scheme for the site, to include planting of new trees.

Taking account of the above comments, as it stands I believe that the proposal does not meet UDP policies:

- BE 2 *'existing trees to be incorporated as an integral part of any design'*
- NE9 *'mature trees should be retained'*.

Neither does it meet UDP policies:

- PLP 33 *'permission will not be given for development which threaten trees of significant amenity value.....the proposal should normally retain any valuable or important trees where they make a contribution to public amenity, distinctiveness of a location or contribute to the environment'*
- PLP 24 *'proposals should promote good design by ensuring the retention of valuable or important trees and where appropriate the planting of new trees to maximise visual amenity and the environment'*

Thanks

Joe

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