

Trees, up to 15 feet (4.5m) tall, are classed as small trees.

In order to have access to the proper nutrients, they should be spaced from 6 to 15 feet apart: see below:

People also ask :

How high is a small tree?

What Is a Small Tree? Small trees tend to be **15 feet in height or less**. They need to be spaced anywhere from 6 to 15 feet apart to have access to the proper nutrients. 13 Jan 2020

<https://www.timstreeservicesince1989.com> > 2020/01 ▾

Tree Size Guide: Small vs. Medium vs. Large

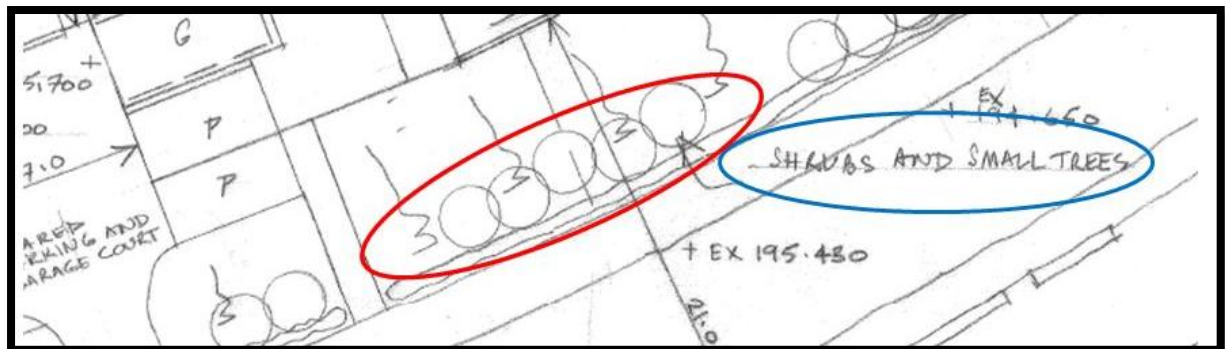
Shrubs, such as Blackthorn, can grow over 22.96 feet (7m).

Spindle can grow up to 19.68 feet (6m).

The Hazel can grow up to 39.37 feet (12m).

These are each potential shrubs, to be used as hedging on this site, named within 2020-93954_+Proposed+Site++Block+Layout_957506.PDF.

The applicant's latest submission allows for shrubs and small trees: see below (taken from 2020-93954_+Proposed+Site++Block+Layout_957469.PDF), where some are circled in red:



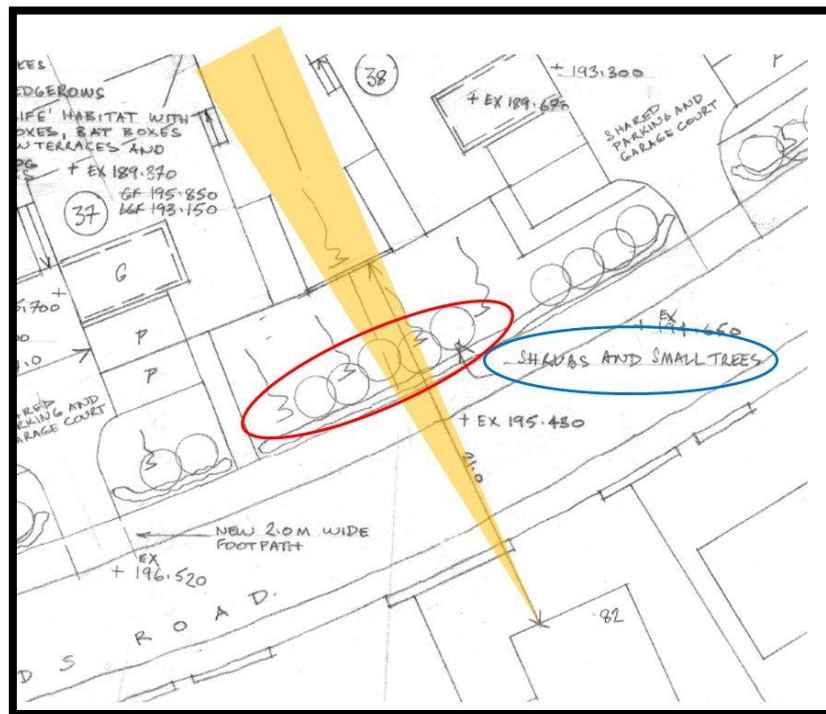
In this example, as is the case all along Lingards Road, these shrubs and trees are intended to be positioned between the proposed dwellings.

You will note, there is very little (if any) gap between adjacent shrubs/trees.

The impact of this is that access to sufficient nutrients appears to have been given little (if any) thought.

Not only have the shrubs and trees (seemingly) been given little thought, but, so too (it seems) have neighbouring existing residents.

The image below shows the same shrubs and small trees, but, this time, showing where an existing neighbour's view, through the two proposed dwellings, would be.



Considering the possible height, shrubs and small trees can achieve, their placement is at odds with the gaps, between the associated dwellings, which are supposedly to provide (limited) views past those dwellings (for neighbouring existing residents).

Leaving gaps that are then obscured can hardly be described as beneficial for neighbouring existing residents.

Rather than integration, the application very much appears, to me, to introduce disharmony by design.

And, neighbouring existing residents would likely have no recourse (over time) to reduce the height of this flora, where it further effects enjoyment of their home, because it would likely be outside the remit of *Part 8 of the Anti-social Behaviour Act 2003*.

But, there is also a disparity between submitted documents.

The image below is taken from 2020-93954_Plan+General_957462.PDF.



In this image the trees (in terms of numbers and positioning) do not match those seen in the previous submission.

In addition, these trees, from day one, appear to be around 16.4 feet (5m) tall.

Not only that, the trees also do not even match the trees shown within the image below; taken from 2020-93954_+Proposed+Site++Block+Layout_957506.PDF.



In this submission, the trees aligning Lingards Road are classed as 'Extra Heavy', which sounds ominous to begin with.

Extra heavy trees can measure anywhere from 3.5m to 5m tall, when initially planted.

Thereafter, for example, they could be 10m tall, with a canopy 5m wide.

If you wanted to obscure a view, such a tree would be ideal.

In five years time, the growth of these same trees would, in all probability, have grown taller, with larger canopies and greater width.

The image below illustrates the impact those same trees would probably have on an existing resident, but this would also be expected for other residents.



If this application, and the issues appearing to be designed in, like those mentioned, are considered good design and integrating with existing neighbours, there's a set of definitions in play completely at odds with those I (and many others) hold.

When there is such disparity between them, who even knows which document, submitted by the applicant, is correct, if any?

For these reasons, amongst the many others raised, this application cannot be granted planning permission.

There appear too many issues that need addressing.

If the submitted plans are at odds with each other, how is anyone meant to know what exactly is being applied for?