

Charlotte Burrows

From: Juan Baeza
Sent: 03 October 2011 15:43
To: Planning.Responses
Subject: FW: Greenoaks - Planning Application

Can this please be scanned as landscapes response to EG/33/11.

Thanks



From: Ian Brewster
Sent: 03 October 2011 13:25
To: Juan Baeza
Subject: RE: Greenoaks - Planning Application

Dear Juan,

thank you for your email.

The development requires that established trees, including the conifer screen will be removed to allow for the development. So any opportunity to retain sizeable trees is desirable. However no amount of planting can mitigate what was there originally because the land will become occupied by new buildings and any proposed planting of ultimately similar sized trees will therefore be restricted, or subjected to harsh pruning.

The trees referred to here T3, G4 and T14 are, and I would tend to agree with the tree consultant, limited in their visibility from the Barnham Road. However, within the context of the development, their visibility will become more apparent as the access road and new build near to them commences, raising their importance as a good visual feature of amenity within the overall landscape. It is desirable therefore to retain these mature trees by providing protection via protective fencing in accordance with the tree consultants recommendations for other similarly affected trees to be retained.

I note that T14 has been described as having some root severance on the west side. If this is found to affect tree stability during adverse weather in the short term then its removal and replacement would be required. In the absence of having a good reason to remove trees T3, G4 and T14 I would recommend that they are protected as part of the development proposal.

Ian