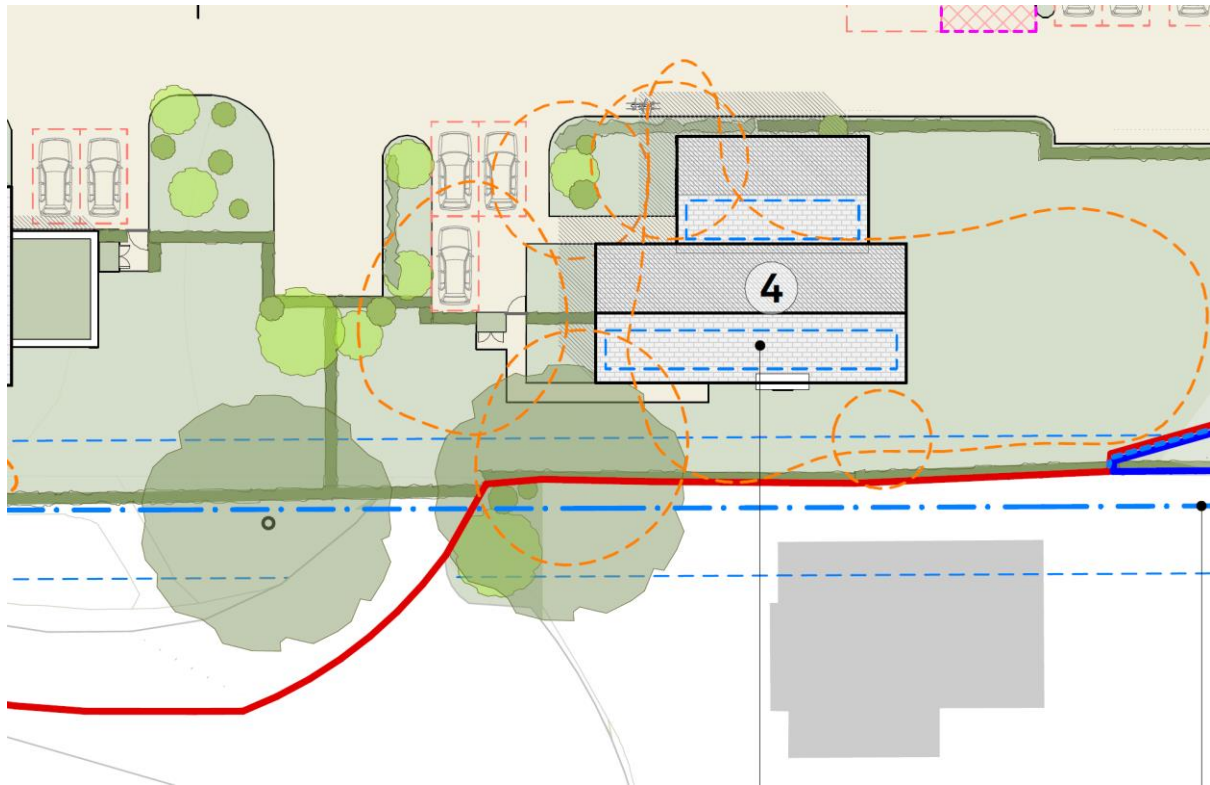


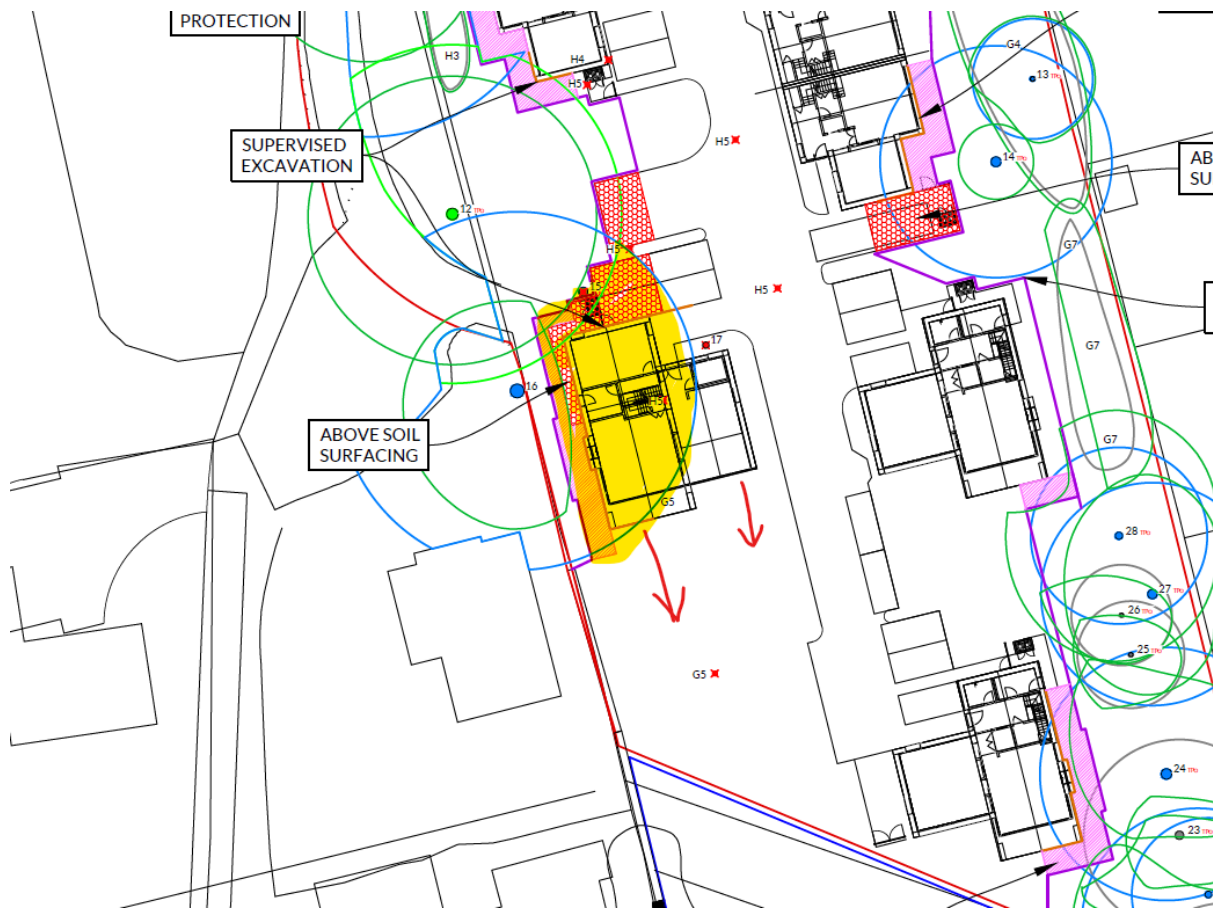
I would require that the tree protection measures are updated to reflect this change, and once approved, enforced fully throughout the development.



Hi Lesley,
Thanks for the updated report.
Most issues are now resolved and this is appreciated.
The findings of the trial pits are helpful.

The total potential incursion is 27% (mis-stated on the schedule as 5.5% - I think an error as the two figures above seem correct).

This is both beyond the guidance in the British Standard 5827 and, given that the above ground construction will have SOME impact on the RPA, compounded by the impact of the construction of the dwelling which will not be limited to the actual footprint of the dwelling, this needs further consideration. This is apparently easily reduced/avoided if the southernmost property is moved to the south by several metres/rotated or the . There seems to be no reason to locate the proposed dwelling within the RPA:



If this is addressed to a satisfactory resolution then I can support the scheme on arboricultural grounds, but at it stands alternative arrangements must be considered to reduce this impact to retained T16.

The first paragraph on page 29 is incorrect, the total area of the surface that is modified (albeit partly with above ground construction) is up to 27%.

If this can be corrected and the position of the dwelling reconsidered, I believe the scheme can have a low impact on retained trees, but at present this one tree is still an issue. (Resolved with the new position as discussed above)

Kind regards,
Sarah
Cc HAC