



Alan Davies  
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Our Ref: TPO 235  
Contact: Jonathan Hazell  
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Date: 27 February 2018

Dear Alan,

### **TPO 235 BOUGHTON GREEN ROAD, FORMER PARK CAMPUS**

Thank you for your hand delivered letter dated 13 February raising concerns over the above TPO.

Before I respond to some of your points of detail I would make some general overarching observations:

- the previous order, 204, was technically unsound and in reality would have provided very limited tree protection and so the new order was considered to be absolutely necessary, and
- because the evolving plans for the development are inevitably fluid then we have chosen to adopt a presumption in favour of tree retention, the fine grain can be resolved once the plans for the development are finally agreed, and
- it would be unlikely that we would exclude a tree from the Order because it “may” prevent development, the purpose of the Order is to protect public amenity and has nothing to do with enabling or frustrating development, and
- the discussion about appropriate mitigation for the loss of protected will have to take place in the future, as above the fine grain can be resolved once the plans are agreed, and
- TPO 235 will not, and cannot, prevent authorised development from proceeding in accordance with the agreed plans.

#### **Group 1**

In our opinion the Order has been made to reflect public amenity, at today’s date as well as a consideration of future amenity value, hence the inclusion of the smaller and younger trees. However, as noted above, if it is impracticable to retain these trees when the site is being actively developed then the planning permission will overrule the Order.

#### **Group 4**

The point behind the inclusion of 398 – 471 was that they remain to form the basis of a screen between the development site and the neighbour to the south.

### **Groups 6 and 7**

You note that three trees in G6 and several in G7 are located close to or within a water attenuation pond, but then go on to suggest that the engineer's calculations have yet to establish how many trees are required to be removed from G6. This illustrates and serves to confirm my second general observation precisely.

### **Woodland 1**

In the woodland you state again that the attenuation pond and drainage will be far larger than the master plan indicates, which I believe helps to justify my presumption in favour of tree retention prior to the agreement of the final plans.

I trust that the above comments are of assistance. Please note, however, that they represent the views of an officer only and cannot prejudice any decision of the Council as local planning authority.

Yours sincerely,

A handwritten signature in grey ink that reads "Jonathan Hazell". The signature is written in a cursive, flowing style.

**Jonathan Hazell**  
**Project Officer: Arboriculture**  
**Regeneration, Enterprise & Planning**

Working pattern: 008:00 – 16:00, Tuesday to Thursday

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