

From: Russell Gibbons  
Sent: 06 June 2024 11:25  
To: Clare Adamson  
Cc: Planning Idox  
Subject: Consultation - 2024/0189

Dear Clare

**Application:** 2024/0189  
**Proposal:** Detached three-storey building with rooms in the roof space comprising a 9 flats and 4 commercial units, with front balconies, lower ground floor/basement level with residents parking and gymnasium and associated landscaping following demolition of existing building.  
**Location:** Heath Buildings High Street Oxshott  
Leatherhead Surrey KT22 0JP

Thank you for consulting me on the above application. I have viewed the documents submitted and made my comments below.

**Protection Status:**

Trees on the site are not protected by Tree Preservation Order  
Trees on the site are not located in a Conservation Area.  
The site does not have designated Ancient Woodland on or adjacent to it.

**Supporting Arboricultural Information:**

The application has been supplied with supporting arboricultural information.

**Overview:**

Detached three-storey building with rooms in the roof space comprising a 9 flats and 4 commercial units, with front balconies, lower ground floor/basement level with residents parking and gymnasium and associated landscaping following demolition of existing building.

**Conclusion:**

The application has been supplied with supporting arboricultural information which meets the Councils validation requirements. The proposal requires the demolition of the existing building and increase to the size of the basement. The main arboricultural constraints are the mature trees located in the adjacent property to the north in Midgarth Close. From looking at the site and reading the arboricultural impact assessment, two of the trees (T19 and T17) to the north are in a very poor condition both structurally and physiologically with major crown dieback, fungal decay pathogens and large areas of decay on the main stems. The trees have been categorised as grade U due to their poor condition and have less than 10 years safe life expectancy.

The remaining significant tree on the adjacent property is T18 – Horse Chestnut. The tree has a history of regular past pruning and like most of the Horse Chestnuts in the area, has a low vitality and short extension growth. This is typical because of the chestnut leaf blotch and leaf minor which is common place in the south east. I also agree with the observations made by the project arboriculturist that the existing

foundations for the boundary wall and building would have removed / damaged any previous roots. This may also be the contributing factor as to why the trees are in an advanced state of decline.

From reviewing the information and based on the current state of the trees on the adjacent site, I raise no objections to the proposal on arboricultural grounds subject to the application of the below planning conditions.

The Council has no objection to the proposal on arboricultural grounds subject to the application of the below planning conditions.

#### TR103 – Tree Protection Measures (No Pre-Commencement Meeting)

No development including groundworks and demolition and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until all tree protection measures have been installed in the positions identified on the approved tree protection plan(s) Clive Fowler Associates Tree Protection Plan Revised January 2024 and maintained for the course of the development. The development thereafter shall be implemented in strict accordance with the approved details and method statements contained in Clive Fowler Associates Tree Consultancy Tree Survey and Arboricultural Impact Assessment in Relation to Proposed Development at Heath Buildings High Street Oxshott Surrey Revised January 2024.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14 of the Councils Core Strategy 2011, and DM6 of the Councils Development Management Plan 2015.

#### TR108 – Tree Retention

All existing trees, hedges or hedgerows inside the identified site boundary shall be retained, unless shown on the approved drawings as being removed and the paragraph below shall have effect until the expiration of 5 years from the first occupation of the proposed development.

No retained tree, hedge or hedgerow shall be cut down, uprooted or destroyed, other than in accordance with the approved plans and particulars. If any retained tree, hedge or hedgerow is removed, uprooted or destroyed or dies, another tree, hedge or hedgerow of similar size and species shall be planted at the same place, in the next available planting season or sooner.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14, CS15, of the Councils Core Strategy 2011 and DM6 of the Councils Development Management Plan 2015.

#### TR110 – Tree Planting & Maintenance

No development including groundworks and demolition shall take place until full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. Details are to include:

- a. Names and species of the trees to be planted.
- b. Nursery sizes of the trees to be planted and whether they will be containerised or bare root.
- c. Locations of the trees on a scaled plan.

- d. Planting pit design including tree supports, tree guards and any other protective measures to be used.
- e. Details on the provision of suitable soil volumes to ensure newly planted trees can be sustained to maturity. Special consideration should be given for trees being planting in hard surfaced areas.

All tree planting shall be carried out in accordance with BS 8545:2014. If within a period of 5 years from the date of the planting of any tree, that tree, or any planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of same size and species shall be planted at the same place, in the next available planting season or sooner. The development shall be completed in accordance with the approved details.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14, CS15, of the Councils Core Strategy 2011 and DM6 of the Councils Development Management Plan 2015. This is required to be a pre-commencement condition as the details go to the heart of the planning permission.

Kind Regards

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