

**From:** James McCarthy <  
**Sent:** Thursday, August 26, 2021 2:43 PM  
**To:** Ursula Fay  
**Subject:** 21/P/1766/OUT Land to rear of 54 & 56 Farleigh Road, Backwell

Hi Ursula

Further to the serving of TPO 1125, I offer the following comments in relation to the proposed development and tree retention.

The potential layout of the development on the whole creates few tree issues with the majority of the trees & hedges being located around the perimeter of the site. The layout can be designed to prevent encroachment in the RPA of retained trees and hedges whilst also taking into account future growth of the trees. The retention of hedges must also be taken into account ensuring that they can grow larger and therefore offer greater ecological and amenity value.

However, the proposed access into the site appears to require the significant encroachment into the RPA of the prominent, and recently protected, Pine and Spruce; the Pine is categorised as A2 offering the highest retention category. The significant difference in levels and the shape of the RPA (taking into account the existing highway) means that it is likely that the RPA of the tree will be significantly affected by the proposed access (in terms of loss of rooting environment).

At this time, only a constraints reports has been submitted which is fairly standard for Outline applications. However, given the obvious conflict with the Black Pine and Spruce and as the plans show their retention, at the very least we should have a report advising how these prominent trees can be successfully retained. Should the RPA indeed be encroached upon, then it is likely that I shall recommend refusal.

Therefore, before I comment further, I would like to request, as a minimum, a report showing the location of the access, the RPA of the Pine and Spruce and methods as to how they can be retained. This will then allow us to fairly comment on the proposals.

Cheers

James

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