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From: Andrew.Clout
Sent: 11 March 2026 10:57
To: Matthew.Porter
Cc: Trees; Planning
Subject: DC-26-0209 - Land to the North of High Bar Lane, Thakeham

Categories: Consultations

Dear Matthew,

The revisions made to the proposed layout have similar detriment to trees as formerly highlighted in respect of the original application.

The proposed change from flats to houses will potentially increase future pressures for lopping/felling of the westernmost bounding tree belt.

The condition 4 used with specific reference to a tree protection plan (TPP) in the former approval gave little/no protection to the root protection areas of the roadside trees T27 and T31. T27 is now shown for removal. As I highlighted, it could not viably be retained with the desired access route engineering, despite what the applicant's consultant purported in this respect.

The submitted TPP should include protection of the entire soft ground area available to T31, including the area proposed as a no-dig path. The approved plan (Rev E) did not do this. I recommend that if minded to approve, in similar fashion to condition 6 of the former approval, (which also needs amending in this respect) a revised, updated TPP plan requirement forms part of the approval, otherwise the unprotected RPA will IME see a relatively fast decline in tree health post development (5-10 years).

Regards

Andy

Andrew Clout

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Specialists Team - Strategic Planning

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