

Report sponsor: Director of Planning, Transport
and Engineering
Report author: Tree Preservation Order Officer

Confirmation of TPO No. 605

Purpose

- 1.1 The Planning Control Committee is asked to consider an objection to the making of TPO No.605

Recommendation(s)

- 2.1 To authorise the Director of Planning and Transportation to confirm Tree Preservation Order (TPO) No. 605 without modification.

Reason(s)

- 3.1 In the interest of public visual amenity.

Supporting information

- 4.1 On 16th March 2022 we made Derby City Council (Field House, 90 Uttoxeter Old Road, Derby) Tree Preservation Order 2022, Number 605
A copy of the TPO Schedule can be seen as Appendix 1.
A copy of the TPO Plan can be seen as Appendix 2.
Photographs of the trees can be seen as Appendix 3.
The Amenity Evaluation Assessment score can be seen as Appendix 4.
- 4.2 **Grounds for making the order** – The trees indicated in this Order are proposed for protection in the interests of public visual amenity. The trees can be appreciated from the public realm and contribute materially to the amenities area by playing an important part in providing a sense of scale and maturity and by having a general ‘greening’ effect on the immediate area.
- 4.3 **Background information** – The trees are located on the Simoco Wireless Solutions Limited (Simoco) site on Uttoxeter Old Road. An outline planning application, reference number [22/00342/OUT](#), has been submitted for the demolition of three office buildings and residential development of 89 apartments.
Plans submitted with the application propose the removal of two Lime trees and one, poor condition, Horse Chestnut. The Lime trees proposed to be removed have accrued sufficient amenity value to justify inclusion within a TPO. Two further Lime trees were shown to be retained. These two trees have also accrued sufficient amenity value to justify inclusion within a TPO.

Public/stakeholder engagement

- 5.1 One objection to the making of the TPO was received on 11th April 2022.
The objection letter (redacted) can be seen as Appendix 5.

The grounds for the objection are summarised below:

- T1 and T2 are trees of moderate quality.
- Replacement planting has been proposed.
- G1 are viewed as the principal trees.
- T1 and T2 are tucked away.
- The loss of T1 and T2 is not considered to be detrimental (with the retention of G1 and replacement planting).
- T1 and T2 are located close to the existing buildings on the site.
- T2 is noted to likely be creating cracking in the wall of the existing building and therefore is likely to create pressure for its removal.
- Proposed planting will provide improved 'greening' the southern section of the site.
- T1 and T2 have limited visibility and are partly obscured by G1.
- A significant amount of pre-application discussion has centred around the viability of the site redevelopment.
- The existing employment use of the site is no longer fit for modern day use.
- Simoco has a strong desire to retain its business in Derby. This can only be achieved if the site is redeveloped for a more valuable use to fund the relocation and local job retention.
- The viability of the site is extremely marginal. As such it is not possible to retain T1 or T2 in a workable design/layout that is viable financially.
- The proposed development will not only significantly improve the character and appearance of the site but will also bring a number of environmental, social and economic benefits.
- Request that the TPO be amended to only include G1.

Other options

- 6.1
- Not to confirm the TPO
 - Confirm the TPO with a modification.

Financial and value for money issues

- 7.1 None.

Legal implications

- 8.1 Before confirming the TPO the LPA must consider valid objections to the making of the TPO.

Climate implications

- 9.1 None

Other significant implications

- 9.1 With regards to the outline planning application ref: 22/00342/OUT the authority's consent is not required for carrying out work on trees subject to an Order so far as such work is necessary to implement a full planning permission. For example, the Order is overridden if a tree has to be removed to make way for a new building for which full planning permission has been granted. So if upon receiving a full development application the authority decides that, on balance, the loss of the trees is acceptable and suitable mitigatory planting is provided the authority could agree that the trees could be removed in order to facilitate the development.

This report has been approved by the following people:

Role	Name	Date of sign-off
Legal Finance Service Director(s) Report sponsor Other(s)	Paul Clarke	16/05/2022

Background papers:		
List of appendices:	Appendix 1 (TPO Schedule) Appendix 2 (TPO Plan) Appendix 3 (Photos of trees) Appendix 4 (Amenity Evaluation Assessment) Appendix 5 (Objection Letter)	

Classification: OFFICIAL

Town and Country Planning Act 1990**The [*Derby City Council (Field House, 90 Uttoxeter Old Road, Derby)*
Tree Preservation Order 2022, Number 605]**

The [*Derby City Council*], in exercise of the powers conferred on them by Section 198 of the Town and Country Planning Act 1990 make the following Order –

Citation

1. This Order may be cited as [*Derby City Council (Field House, 90 Uttoxeter Old Road, Derby) Tree Preservation Order 2022, Number 604*]

Interpretation

2. - (1) In this Order “the authority” means the [*Derby City Council*].
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

3. - (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall -
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. - In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

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Dated this [16th] day of (March 2022]

[if the Council's Standing Orders require the sealing of such documents:]

~~[The Common Seal of [Derby City Council]~~

~~was affixed to this Order in the presence of—~~

~~.....]~~

[if the Council's Standing Orders do not require the sealing of such documents:]

[Signed on behalf of the [Derby City Council]



.....

Verna Bayliss - Director of Planning, Transportation and Engineering

Authorised by the Council to sign in that behalf]

~~[CONFIRMATION OF ORDER~~

~~[This Order was confirmed by [Derby City Council] without modification on the
[] day of []]~~

~~OR~~

~~[This Order was confirmed by the [Derby City Council], subject to the modifications
indicated by [], on the [] day of []]~~

~~[Signed on behalf of the [Derby City Council]~~

~~Authorised by the Council to sign in that behalf]~~

~~[DECISION NOT TO CONFIRM ORDER~~

~~[A decision not to confirm this Order was taken by [Derby City Council] on the []
day of []]~~

~~[Signed on behalf of the [Derby City Council]~~

.....

Classification: OFFICIAL

Classification: OFFICIAL

~~Authorised by the Council to sign in that behalf~~

~~[VARIATION OF ORDER~~

~~[This Order was varied by the [Derby City Council] on the [] day of [] by a variation order under reference number [] a copy of which is attached]~~

~~[Signed on behalf of the [Derby City Council]~~

~~.....~~

~~Authorised by the Council to sign in that behalf~~

~~[REVOCACTION OF ORDER~~

~~[This Order was revoked by the [Derby City Council] on the [] day of []]~~

~~[Signed on behalf of the [Derby City Council]~~

~~.....~~

~~Authorised by the Council to sign in that behalf~~

Classification: OFFICIAL

Article 3

SCHEDULE**Specification of trees****Trees specified individually**

(encircled in black on the map – Appendix 1)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
[T1]	Lime	Located to the north west of Field House, close to the boundary with Stepping Close.
[T2]	Lime	Located to the east of T1.

Trees specified by reference to an area

(within a dotted black line on the map Appendix 1 – Map 1 and Map 2)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
[None]		

Groups of trees

(within a broken black line on the map Appendix 1)

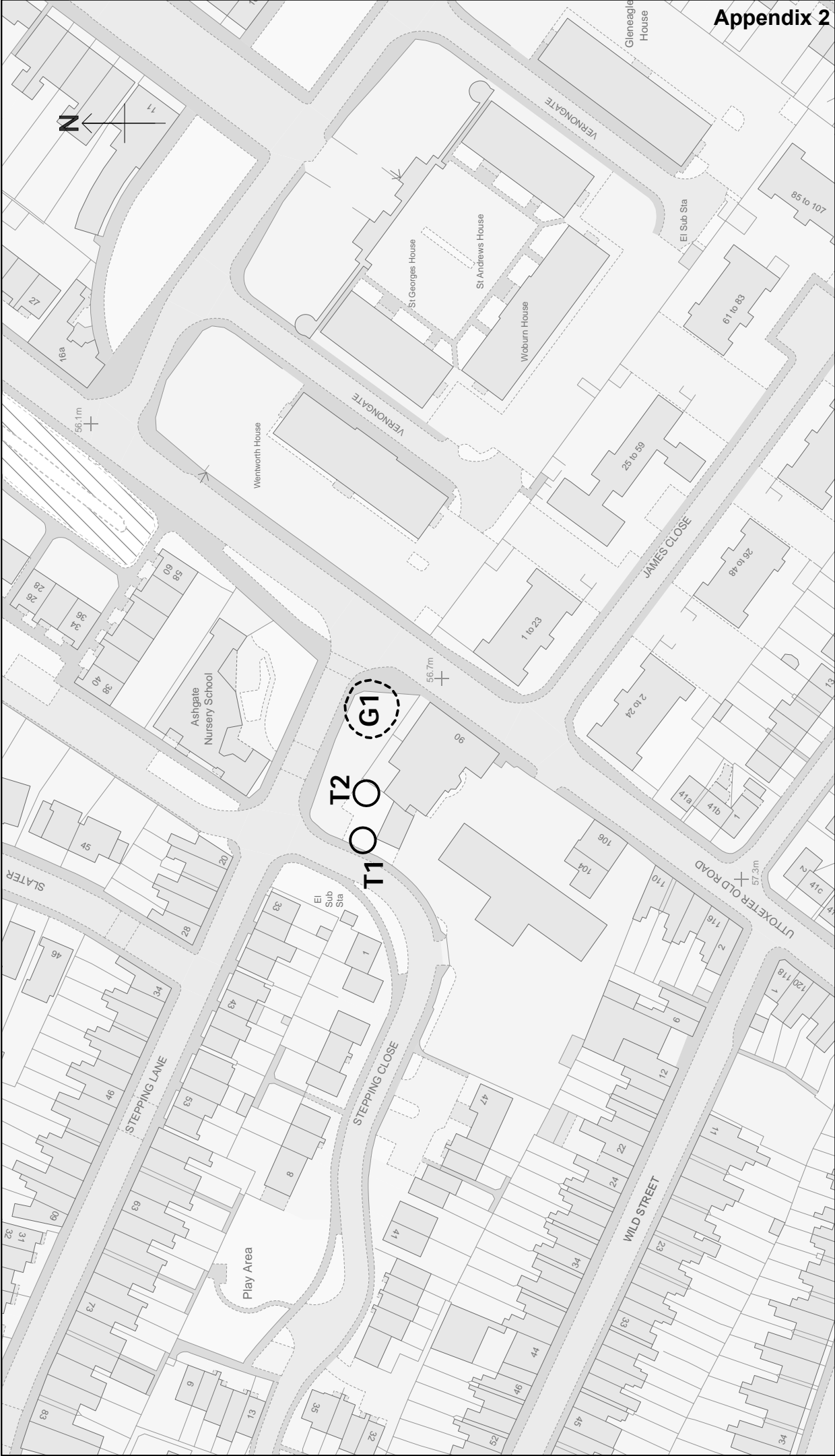
<i>Reference on map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
[G1]	2 Lime	Located in the north east corner of the Field House carpark close to the junction of Stepping Lane and Uttoxeter Old Road.

Woodlands

(within a continuous black line on the map)

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<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
[None]		



Derby City Council (Field House, 90 Uttoxeter Old road, Derby)
Tree Preservation Order 2022, Number 605
Appendix 1

TPO No.605 – photos



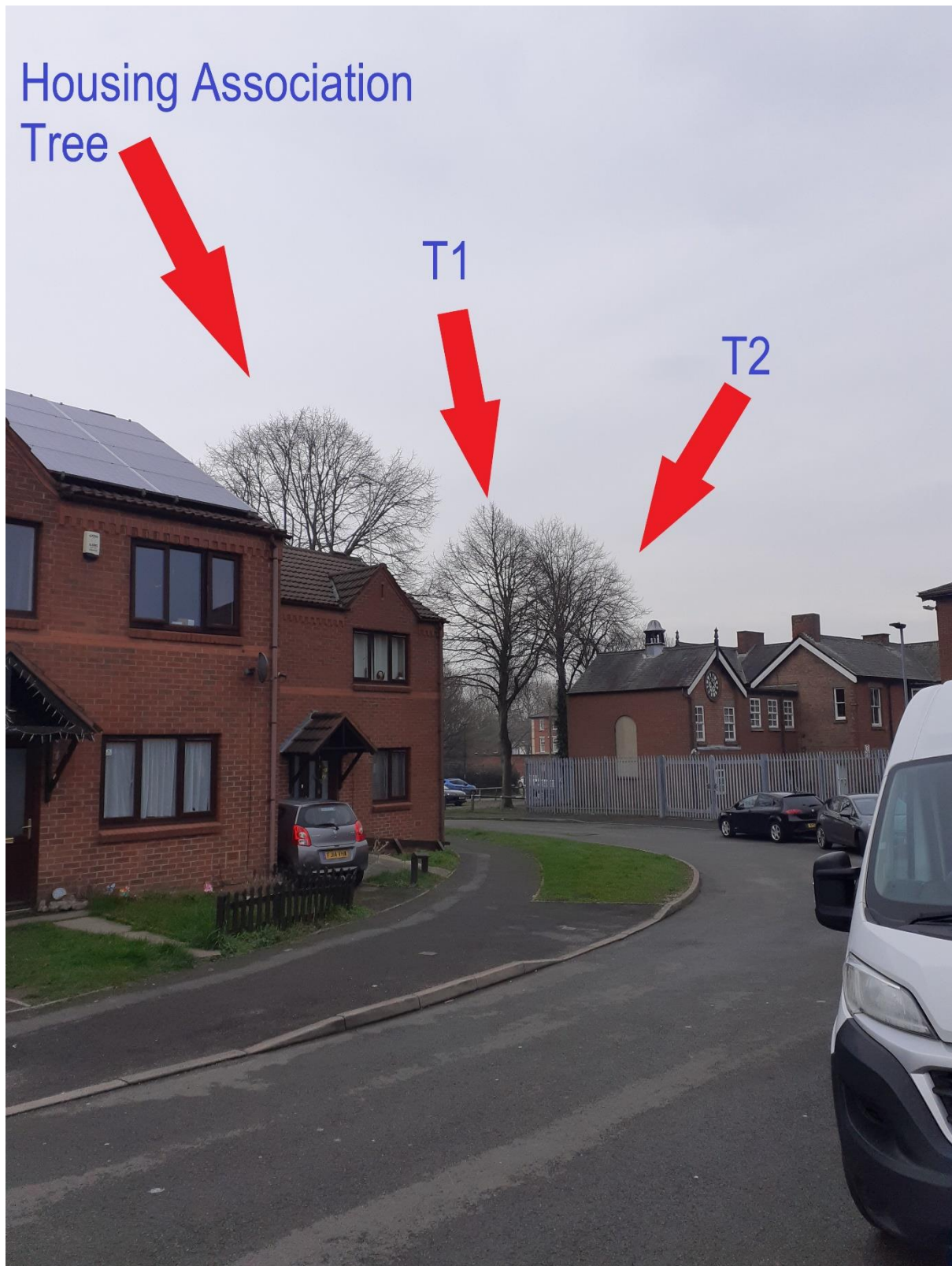
View of G1 , T1 and T2 from the NE.



View of T2 and G1 from the W.



View of T1 and T2 from NW



TPO No.605 Amenity Evaluation Assessments

SITE VISIT DATE: 03/03/2022

TREE SPECIES:

[A]: Lime x 2 - Ref: G1

[B]: NA

ADDRESS: 90 Uttoxeter Old Road

AMENITY VALUE RATING:

[A]= 21

[B]= NA

SURVEYED BY: Andy Shervill

1	Size	SCORE		6	Suitability to area	SCORE	
		[A]	[B]			[A]	[B]
1	Very small 2-5m ²	6		1	Just suitable	3	
2	Small 5-10 m ²			2	Fairly suitable		
3	Small 10-25 m ²			3	Very suitable		
4	Medium 25-50 m ²			4	Particularly suitable		
5	Medium 50-100 m ²						
6	Large 100-200 m ²						
7	Very large 200 m ² +						
2	Life expectancy	4		7	Future amenity value	3	
1	5-15 years			0	Potential already recognised		
2	15-40 years			1	Some potential		
3	40-100 years			2	Medium potential		
4	100 years +			3	High potential		
3	Form	1		8	Tree influence (current or future)	1	
-1	Trees which are of poor form			-1	Significant		
0	Trees of not very good form			0	Slight		
1	Trees of average form			1	Insignificant		
2	Trees of good form						
3	Trees of especially good form						
4	Visibility	3		9	Added factors	0	
1	Trees only seen with difficulty or by a very small number of people			If more than one factor relevant maximum score can still only be 1			
2	Back garden trees, or trees slightly blocked by other features			1	Screening unpleasant view		
3	Prominent trees in well frequented places			1	Relevant to the Local Plan		
				1	Historical Association		
				1	Considerably good for wildlife		
				1	Veteran tree status		
5	Other trees in the area	2		10	Rating	21	
0	Wooded surroundings (70%)						
1	Many (30%)						
2	Some (10%)						
3	Few (<10%)						
4	None						

SITE VISIT DATE: 03/03/2022

TREE SPECIES:

[A]: Lime – Ref: T1

[B]: Lime – Ref: T2

ADDRESS: 90 Uttoxeter old Road

AMENITY VALUE RATING:

[A]= 18

[B]= 18

SURVEYED BY: Andy Shervill

1 Size		SCORE		6 Suitability to area		SCORE	
		[A]	[B]			[A]	[B]
1	Very small 2-5m ²			1	Just suitable		
2	Small 5-10 m ²			2	Fairly suitable		
3	Small 10-25 m ²			3	Very suitable		
4	Medium 25-50 m ²			4	Particularly suitable	2	2
5	Medium 50-100 m ²	5	5				
6	Large 100-200 m ²						
7	Very large 200 m ² +						
2 Life expectancy				7 Future amenity value			
1	5-15 years			0	Potential already recognised		
2	15-40 years	4	4	1	Some potential	2	2
3	40-100 years			2	Medium potential		
4	100 years +			3	High potential		
3 Form				8 Tree influence (current or future)			
-1	Trees which are of poor form			-1	Significant		
0	Trees of not very good form	1	1	0	Slight	-1	-1
1	Trees of average form			1	Insignificant		
2	Trees of good form						
3	Trees of especially good form						
4 Visibility				9 Added factors			
1	Trees only seen with difficulty or by a very small number of people			If more than one factor relevant maximum score can still only be 1			
2	Back garden trees, or trees slightly blocked by other features	3	3	1	Screening unpleasant view	0	0
3	Prominent trees in well frequented places			1	Relevant to the Local Plan		
				1	Historical Association		
				1	Considerably good for wildlife		
				1	Veteran tree status		
5 Other trees in the area				10 Rating			
0	Wooded surroundings (70%)						
1	Many (30%)	2	2			18	18
2	Some (10%)						
3	Few (<10%)						
4	None						

Typical useful life expectancy of common trees.

300+ Yew

200-300 Oak, Sweet Chestnut, Plane, Sycamore, Lime

150-200 Scots Pine, Hornbeam, Beech, Tulip Tree, Norway Maple, Lebanon Cedar

100 -150 Ash, Spruce, Walnut, Red Oak, Horse Chestnut, Field Maple, Monkey Puzzle, Mulberry, Pear

70 - 100 Rowan, Whitebeam, Apple, Gean, Catalpa, Robinia, Ailanthus

50 - 70 Poplars, Willows, Cherries, Alders, Birches.

ADD EACH FACTOR TOGETHER 1+2+3+4+5+6+7+8+9 = Rating

(The suitable benchmark rating for inclusion within a TPO is 15)

Methods for evaluating the amenity of trees placed under TPOs

1. Size of tree

Size of tree is measured as the area when viewed from one side. The height and diameter of the crown itself is estimated omitting the height of any clear stem. Multiply the two together to calculate the total area m².

Where two or more trees grow close together or as a group, they form a single visual unit and are valued as one tree.

2. Life expectancy

All identifiable problems surrounding the trees should be considered in order to assess the potential life expectancy, such as localised conditions and the proximity of the tree to obvious factors that may have a bearing on its future health. The score rating in this category must be made on arboricultural grounds by a suitably qualified professional.

Typical useful life expectancy of common trees:

300+ Yew
 200-300 Oak, Sweet Chestnut, Plane, Sycamore, Lime
 150-200 Scots Pine, Hornbeam, Beech, Tulip Tree, Norway Maple, Lebanon Cedar
 100 -150 Ash, Spruce, Walnut, Red Oak, Horse Chestnut, Field Maple, Monkey Puzzle,
 Mulberry, Pear
 70 - 100 Rowan, Whitebeam, Apple, Wild Cherry, Catalpa, Robinia, Ailanthus
 50 - 70 Poplars, Willows, Cherries, Alders, Birches.

There are of course exceptions to the list and each tree must be judged on its merits, but these figures do give guidance.

3. Form

The form of the tree is difficult to define precisely, but one should consider what is being offered in terms of its physical and structural attributes and how highly pleasing that may be in the aesthetic sense. Trees with good natural characteristics or trees that contrast well with their location can be examples of trees with good form. The judgements for these characteristics must be made by professionally qualified arboriculturalist.

4. Public amenity assessment

The public amenity assessment is based on how much of the tree or trees can be seen, and from which point. The appropriate criteria are identified within the rating form.

5. Other trees in the area

The percentage of tree cover within the visual area considers the overall contribution of trees in the nearby surrounding area. It is intended to represent a visual impression as seen from ground level from different public viewpoints. The lower the surrounding tree population, then the higher the amenity value and vice-versa.

Woodland surrounding More than 70% of the visual area covered by trees, & at least 100 in total

Many more than 30% of the visual area covered by trees and at least 4 trees in total

Some more than 10% of the visual area covered by trees, and at least 4 trees in total

Few Less than 10% of the visual area covered by trees, but at least one other tree present

None No other trees present in the area under consideration.

6. Suitability to the area

As a general rule, one should aim to have the most suitable tree, or group that the available space will conveniently contain or maybe one with a suitable growing habit. Sometimes a tree or group of trees is particularly suitable to a certain setting or area with a particular character i.e. Weeping Willows hanging down over water or a row of oak trees in a country lane.

7. Future amenity value or potential to contribute

An assessment must be made on the tree's future, i.e. does the tree or group have room to develop, will it develop into a potentially large tree or group and will it eventually be seen by many to offer a reasonable degree of amenity value. There are several things to consider here, and knowledge of the tree's potential growth under various conditions is necessary to reach a reasonably accurate rating.

0 Potential already realised - If the tree or trees are of considerable size their amenity value is likely to have been realised, therefore it is fair to assume no rating is necessary

1 Some potential - The tree or trees will develop to contribute some amenity in the future but are possibly blocked by lots of other features i.e. building or other trees

2 Medium potential - The tree or trees will develop to contribute significantly to amenity in the future but are possibly blocked by some other features i.e. buildings or other trees

3 High potential - The tree or trees are in an appropriate place where they will develop well and eventually contribute well to the local amenity and landscape.

8. Tree influence

Trees in urban situations are often found in close association with existing buildings and structures. This can lead to a perceived conflict between the differing features which can be difficult to quantify, but is, none the less real. For the purpose of this assessment what is being considered is the relationship between the tree and nearest inhabited building.

-1 Significant - The tree or trees are medium to large or have potential to become so and have a significant influence over a nearby inhabited building

0 Slight - The tree or trees are small to medium, or they only have potential to become so, and so have only a slight influence on inhabited buildings nearby

1 Insignificant - The tree or trees are either too small or far enough away from an inhabited building to be a significant influence.

9. Added factors

Where there is some special value to the tree which has not been considered by the previous factors additional value ratings can be used. The factors included on the rating form include important screening value, relevance in The Local Plan, wildlife potential and historical association. Other factors may be suggested by individual circumstances, but it is important to be clear that such factors really do add an extra value to the trees under consideration.

It is important that if more than one factor is relevant, then it should still score just one point. It is considered that the amenity value should have already been recognised in the other eight factors and that this extra score is only help maintain its importance and not to help it reach the benchmark.

Date 11 April 2022
Our Reference LTHO1/SIM1373/3
Your Reference TPO/605
Please ask for Louise Thorne
Direct Dial 07384 254638
Email louise.thorne@knightsplc.com

Knights

Director of Planning, Transport and Engineering
Communities and Place Directorate
Derby City Council
The Council House
Corporation Street
Derby
DE1 2FS

FAO: Andy Shervill

Dear Mr Shervill

Proposed Tree Preservation Order Number 605
Field House, 90 Uttoxeter Old Road, Derby, DE1 1NH

We write on behalf of our client, TTG Limited (Simoco Wireless Solutions Limited) to object to the making of a Tree Preservation Order at their property, Field House, 90 Uttoxeter Old Road, Derby DE1 1NH. The Order was provisionally made on 16th March 2022 under TPO reference number 605.

The Order relates to the following trees:

- T1 – Lime tree located to the north-west of Field House, close to the boundary with Stepping Close;
- T2 – Lime tree located to the East of T1; and
- G1 – 2 Lime trees located in the north-east corner of the Field House car park close to the junction of Stepping Lane and Uttoxeter Old Road.

The grounds for making the Order are cited as follows:

‘The trees indicated in this Order are proposed for protection in the interests of public visual amenity. The trees can be appreciated from the public realm and contribute materially to the amenities area by playing an important part in providing a sense of scale and maturity and by having a general greening effect on the immediate area.’

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Grounds for Objection

We have no objection to the making of G1 (2no. lime trees located in the north-east corner of Field House car park close to the junction of Stepping Lane and Uttoxeter Old Road) subject to the TPO. These two trees are prominent in the immediate area and can be appreciated from Uttoxeter Old Road (and the roads off Uttoxeter Old Road to the east) and from Stepping Lane.

We do however object to the making of T1 (1 no. Lime tree located to the north-west of Field House, close to the boundary with Stepping Close) and T2 (1no. Lime tree located to the east of T1 subject to the TPO) on the grounds set out below:

1. The site is currently subject of a pending outline planning application, submitted to DCC on 28th February 2022, validated on the same date and allocated planning application reference number 22/00342/OUT. The proposed development at the site (in the form submitted under the planning application) has been the subject of pre-application discussion with the LPA since May 2019. All technical matters were discussed as part of those on-going discussions and at no point were any concerns raised about the value of any of the trees on the site, but specifically T1 and T2.
2. The currently pending planning application is supported by a Tree Survey. The proposal seeks to retain G1 but would unfortunately require the loss of T1 and T2. The Tree Survey identifies both T1 and T2 as being trees with *'moderate quality and value in the landscape'* and does not recommend that they should be retained. Replacement planting has been proposed to offset the loss of T1 and T2 along with additional landscape planting around the site as part of the pending planning application. The proposal seeks to provide for 3 new trees to offset loss. The applicant is flexible in terms of the location, species and maturity of the replacement trees to be provided and this level of planting could be increased to provide additional tree planting in the local area/on the site. It is considered that such a replacement planting scheme (to be agreed with the LPA) would be successful in (along with the trees retained under G1 plus other mature trees on Stepping Close, Stepping Lane and Uttoxeter Old Road) retaining public amenity and having a general greening effect. A copy of the Tree Survey and proposed scheme is attached for information.
3. The two lime trees covered by G1 are viewed as the principal trees on site from Uttoxeter Old Road with T1 and T2 tucked away behind. A further mature tree is located on highway land on Stepping Close immediately to the west of the site. A replacement tree is proposed under the pending planning application in the north-western corner of the site, adjacent to Stepping Lane and Stepping Close. It is considered that even with the loss of T1 and T2, when viewed together, G1, the mature Stepping Close Tree and the proposed replacement tree would continue to provide high quality, visible public realm which would continue to create a sense of scale and maturity and maintain the greening effect the trees currently have. The loss of T1 and T2 is not considered to be detrimental to this with appropriate retention of G1 and replacement planting. A copy of the site layout plan for pending planning application is attached for information.

4. T1 and T2 are located close to the existing buildings on the site. T2 is noted to likely be creating cracking in the wall of the existing building and therefore is likely to create pressure for its removal if the current use of the site is to remain.
5. Trees forming the local public amenity are generally located to the north and east of the site on the northern section of Uttoxeter Old Road. The proposal seeks to provide replacement tree planting in the southern section of the site. This will provide a much improved greening effect to this part of the locality to the benefit of the wider residential area with views of the trees from greater vantage point from the north, east and south of the site and will therefore improve local appreciation. In contrast T1 and T2 have more limited visibility and are partly obscured from view from Uttoxeter Old Road by G1.
6. A significant amount of pre-application discussion has centred around the viability of the site redevelopment. Full details are set out in Sections 4 and 9 of the Planning Supporting Statement for planning application reference 22/00342/OUT which accompanies this letter. In summary, the existing employment use at the site is no longer fit for modern day use. Simoco has a strong desire to retain its business in Derby along with local jobs and to grow in a new, purpose built employment facility. This can only be achieved if the site is redeveloped for a more valuable use (residential) to fund the relocation and local job retention. The viability of the site is extremely marginal and therefore the development of the site in the manner proposed (89 units) is critical to its success. The site is small scale and is restricted by the need to protect the amenities of existing surrounding properties and to create an acceptable living environment for future occupiers. As such, it is not possible to retain T1 or T2 in a workable design/layout that is viable financially. To do so, would result in the loss of a not insignificant number of units which would make the site financially unviable.
7. The proposed redevelopment of the site will not only significantly improve the character and appearance of the site but will also bring about a number of environmental, social and economic benefits which would offset the loss of T1 and T2 and provide adequate compensatory measures:
 - The Phase 1 Ecology Assessment and subsequent protected species surveys has noted that none of the trees located within the site have bat roost potential due to their immaturity and lack of suitable features. The redevelopment of the site as proposed will however provide opportunities for biodiversity net gain for bats and birds including bat/bird boxes, bricks and tubes;
 - The pending planning application is in outline. As part of the consultation, DCC's land drainage team has suggested that as part of the detailed design, the new building should include green walls. This would have a significant impact on the greening of the site and its appearance within the locality compared to the current situation and would therefore significantly improve public visual amenity.
 - The proposal would provide for 89 new homes of a size and style affordable to the local market and attractive to first time buyers;
 - The proposal would enable the landowner to redevelop the site to provide a much improved, visually attractive development to the benefit of the local area; and

- The proposal would enable the landowner to retain their business and workforce within the city and grow, providing local jobs for local people.

Based on the above, we would request that the TPO is amended to only include G1 and to enable the re-development of the site with appropriate replacement planting and other landscaping and biodiversity measures to provide an overall improved public realm and 'greening' appearance than that which exists at present whilst also enabling the sustainable redevelopment of the site and the far reaching environmental, social and economic benefits that the proposal will provide.

We welcome the opportunity to work with DCC's Tree Officer to discuss appropriate replacement planting, green walls etc. on the site to find a solution which is agreeable to all parties.

If you have any questions, require any further information or wish to discuss the current pending planning application in more detail, please do not hesitate to contact Louise Thorne (louise.thorne@knightsplc.com).

Yours faithfully

Knights

Knights

Encs. 22/00342/OUT Planning Supporting Statement
 22/00342/OUT Tree Survey/Root Protection Plan
 22/00342/OUT Proposed Site Layout Plan

CC. Jenny Nightingale – Senior Planning Officer