

MID SUSSEX DISTRICT COUNCIL

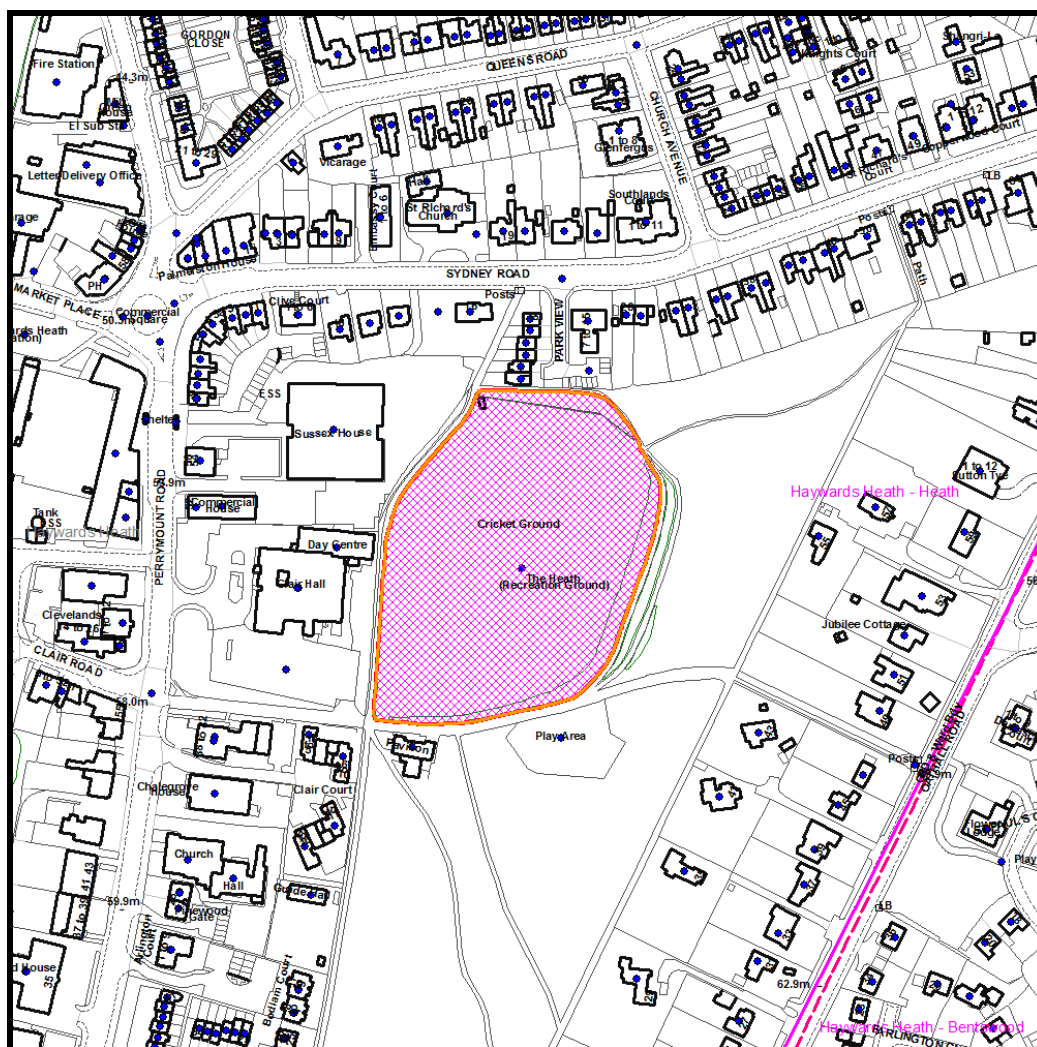
Planning Committee

26 SEP 2019

RECOMMENDED FOR PERMISSION

Haywards Heath

DM/19/1742



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**THE HEATH RECREATION GROUND PERRYMOUNT ROAD HAYWARDS
HEATH WEST SUSSEX**

**INSTALLATION OF A 75M X 8M HIGH BALL STOP FENCE ALONG THE
NORTHERN BOUNDARY OF HAYWARDS HEATH CRICKET CLUB PITCH
(AMENDED PLANS AND DESCRIPTION 25.07.2019, AMENDED PLANS
14.08.2019)**

MR MARK HAYLER

POLICY: Built Up Areas / Conservation Area / Post 1974 Conservation Area Boundary / Aerodrome Safeguarding (CAA) / Sewer Line (Southern Water) / SWT Bat Survey /

ODPM CODE: Minor Other

8 WEEK DATE: 27th September 2019

WARD MEMBERS: Cllr Sandra Ellis / Cllr Clive Laband /

CASE OFFICER: Katherine Williams

PURPOSE OF REPORT

To consider the recommendation of the Head of Economic Promotion and Planning on the application for planning permission as detailed above.

EXECUTIVE SUMMARY

Planning permission is sought for the erection of a 75 metre long and 8 metre high ball stop fence which would be positioned along the northern boundary of the Haywards Heath Cricket Club pitch within the Heath Recreation Ground.

Last year tree works were undertaken to the row of Poplar trees along the northern boundary of the cricket pitch which included cutting back the canopies of the trees and the removal of some of the trees, which resulted in gaps within the tree line. After these works the trees were left in poor condition. The current proposal would replace the existing nets.

This application is before committee as the application site is located on land owned by Mid Sussex District Council.

The proposal is acceptable both in terms of its impact on the character and appearance of the Conservation Area, would not cause significant harm to the amenities of neighbouring properties, and would not have an impact on trees or biodiversity.

Therefore the proposal complies with Mid Sussex District Plan policies DP24, DP26, DP35, DP37 and DP38, Haywards Heath Neighbourhood Plan policies E9 and L9, and the relevant provisions of the NPPF.

It is therefore recommended that planning permission is granted.

RECOMMENDATIONS

It is recommended that planning permission be approved subject to the conditions outlined at Appendix A.

SUMMARY OF REPRESENTATIONS

Three letters of representation were received in the original proposal and raised the following concerns:

- Restrict the ability to walk in the grass to avoid the path which requires repair and would cause injury
- Error on the proposed location plan, require additional posts
- Foundations would undermine the stability of the bank
- The erection of the would require cut backs to the existing trees
- Negative impact on the visual amenity due to the excessive height
- Manholes and a gully adjacent to the centre post
- Damage to the drainage system
- Unknown colour of the proposed mesh
- Impact on biodiversity and bird flight paths
- Should be temporary nets not permanent

Following these letters of representation amended plans were received which included a reduction in height by 4 metres. The application was then re-advertised and two further letters of representation were received.

- Error on the proposed location plan, require additional posts and incorrect heights
- Foundations would undermine the stability of the bank
- The erection of the would require cut backs to the existing trees
- Negative impact on the visual amenity due to the excessive height
- Manholes and a gully adjacent to the centre post
- Damage to the drainage system
- Unknown colour of the proposed mesh
- Impact on biodiversity and bird flight paths
- Should be temporary nets not permanent

The applicant then made subsequent changes to the application to correct the errors identified within the letters of representation received. The application was then subsequently re-advertised again. Two of other letters were then received:

- Obtrusive in height
- Nets should be not be permanent
- Impact on the appearance of the area
- Overbearing impact
- Loss of outlook
- Impact on bank stability and flooding
- Intrusion into the countryside

- Disrupt flightpath of birds and biodiversity

SUMMARY OF CONSULTATIONS

HAYWARDS HEATH TWON COUNCIL OBSERVATIONS

02.06.2019 - No comment

07.08.2019 - No comment

02.09.2019 - The Town Council notes both the submission of amended plans dated 14/08/2019 and the objections that have been raised by a neighbouring resident. Taking these into consideration, the Town Council supports the application on the basis that the netting is only in place for the duration of the cricket season and is taken down afterwards.

Recommend permission is granted

Conservation Officer

No objection, subject to conditions

Ecologist

No objection

Tree Officer

No objection, subject to condition

Introduction

The application seeks permission for erection of a 75 metre long and 8 metre high ball stop fence along the northern boundary of the Haywards Heath Cricket Club pitch within the Heath Recreation Ground. The proposal would also be within The Heath Conservation Area and the built up area of Haywards Heath.

The application has been referred to Committee because the building is owned by the Council.

Relevant Planning History

06/02251/FUL - The building of an outdoor practice facility for cricket club. Consists of a single cricket lane enclosed within a security fence. The nets to be sited in area to northwest of outfield parallel to existing chainmail fence. Security fence to be 25m x 4.5m wide x 3.6m high. Existing fencing could form northern side. Granted

DM/18/4994 - Demolition of timber shed at North West corner of playing field and replacement with a permanent and secure equipment store. Granted

Site and Surroundings

The Heath Recreation Ground has a verdant character with mainly residential properties around the perimeter. The Haywards Heath Cricket Club pitch is located within the recreation ground and Conservation Area and is accessed via public footpaths running east-west and north south around the outside of the pitch. The pitch itself is relatively flat with the ground level increasing in height to the east, which gives the immediate locality an enclosed verdant character.

To the north of the pitch is a line of Poplar trees that divides the recreation ground from the residential properties of Park View, which are positioned in a significantly lower ground level. The canopy of these trees have been cut back and a couple of the trees within the line have been removed which has created breaks within the tree line. There is an existing fence line that runs parallel with the line of trees, with additional netting within the trees, and batting cages to the north-west corner.

Application Details

The proposed fencing would replace the existing netting within the trees and would have a height of 8 metres and a length 75 metres. The fencing would run parallel with the tree line and would curve along the path to the east.

The fencing would include 4 No. steel trussed columns with 50mm x 50mm stop ball netting positioned 3 metres above the ground.

Due to the recent tree works the existing nets have been left in a poor condition, offering little protection, which has resulted in complaints from neighbouring properties. Therefore the current proposal has come forward to improve the safety of the neighbouring residents.

List of Policies

Mid Sussex District Plan (adopted March 2018)

DP24 - Leisure and Cultural Facilities and Activities
DP26 - Character and Design
DP35 - Conservation Area
DP37 - Trees, Woodland and Hedgerows
DP38 - Biodiversity

HAYWARDS HEATH NEIGHBOURHOOD PLAN (made December 2016)

E9 - Design
L9 - Play Fields and Sporting Facilities

National Policy

The National Planning Policy Framework (NPPF) 2019 is also a material consideration and paragraphs 8, 11, 15, 38, 124, 127 and 175 are considered to be relevant to this application.

Assessment

Impact on the character of the Conservation Area

S.72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

Paras 192-196 of the NPPF state:

'192. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- the desirability of new development making a positive contribution to local character and distinctiveness.*

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks and gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate, including securing its optimum viable use.'

Mid Sussex District Plan policy DP35 states:

'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- *New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- *Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- *Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*
- *Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
- *Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- *New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.*

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.'

The Council's Conservation Officer has considered the application. She states:

'The application site is within the Heath Recreation Ground, at the heart of the Heath Conservation Area. The Recreation Ground consists of a cricket pitch with associated pavilion and practice nets and terraced landscaping to the east, with beyond this to the east and to the south of the pitch an area of woodland, a remnant of the original 'Haywards Heath'. The Recreation Ground was created around the turn of the 19th/20th centuries, as the development of the town proceeded around it.

The formal and informal open spaces of the Recreation Ground make a key positive contribution to the character and appearance of the Conservation Area.

The current proposal, which has been amended on Officer advice is for the erection of a 8m high x 75 m long ball-stop mesh fence with four supporting lattice towers. The fence would be sited along the northern edge of the cricket ground next to an existing line of poplar trees.

The fence will be of a relatively lightweight construction with black ball stop mesh along its length, and supported by open lattice towers. Notwithstanding this, given its height and length it will have a significant visual impact on the character of this part of the cricket ground and Conservation Area. It will be prominent in views from within the Recreation Ground and also in views looking into the Conservation Area south from Sydney Road along Park View. In the latter views, the raised height of the cricket pitch and the existing gap in the row of poplars, where a tree/s have been felled, will make the fence particularly visually dominant.

However, it is accepted that the continued use of the cricket ground for the sport is desirable for reasons including the contribution that this use makes to the character of the Conservation Area. The applicant has argued that the current situation, with no fence to the southern boundary of the pitch, creates a safety hazard in terms of balls flying out of the ground into neighbouring gardens.

On balance, therefore, the proposed fence is considered acceptable in principle, although I would consider that measures to minimise its visual impact would be desirable, including;

- Careful consideration of the colour and finish to the supporting towers, so that these blend into the surroundings as far as is possible.*
- A condition requiring replanting of the missing tree(s) to the south of Park View, so that the existing gap in the treeline is filled.*

Subject to above, the proposal is considered on balance to preserve the character and appearance of the Heath Conservation Area and to meet the requirements of District Plan Policy DP35.'

The proposed fencing would be visible from within the recreation ground and from Park View, with distance views from Sydney Road. However it would be seen in the context of the cricket pitch and the recreational use of the land as a whole, and would be similar in appearance to the existing fencing and netting. The Conservation Officer has identified that the proposal would have a significant visual impact on cricket ground and the Conservation Area, however notes the public benefit in regards to safety and continued recreation use.

It is considered that with the conditions requested by the Conservation Officer to minimise the visual impact of the proposal, the proposal would preserve the character and appearance and therefore the scheme complies with policy DP35 of the District Plan and the requirements of the Act.

Impact on the amenities of neighbouring properties

In relation to the impact on residential amenities, policy DP26 states:

"does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);"

The proposed fencing would be visible from Park View, with No. 1 Park View closest to proposed fence. These properties are positioned on a significantly lower ground level than proposed fencing with a footpath than runs in between. Although the fencing would be visible from these neighbours it would be similar in design to the existing and would be partly obscured by the line of Poplar trees. It is therefore considered that given the nature and form of the proposal, and the existing relationship within the fencing and netting, the proposal would not cause significant harm to the amenities of these neighbouring properties.

The proposal would also be visible from the properties located on the southern side of Sydney Road, however the closest neighbouring property No. 26 Sydney Road would be 44 metres from the proposed fencing and would be seen across the existing garages of Park View and would be partly obscured by an area of trees. It is considered that given the separation distance and the existing screening the proposed fencing is not considered to cause significant harm to the amenities of this neighbouring property.

Impact on Trees

Mid Sussex District Plan policy DP37 states:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- *incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- *prevents damage to root systems and takes account of expected future growth; and*

- *where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- *has appropriate protection measures throughout the development process; and*
- *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- *does not sever ecological corridors created by these assets.*

Proposals for works to trees will be considered taking into account:

- *the condition and health of the trees; and*
- *the contribution of the trees to the character and visual amenity of the local area; and*
- *the amenity and nature conservation value of the trees; and*
- *the extent and impact of the works; and*
- *any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.'

The Council's Tree Officer has been consulted on the application and has no objection to the proposal however given the proximity to the existing trees further information regarding the works to protect the roots of the trees has been submitted and will be subject to condition.

Impact on Biodiversity

Policy DP38 of the Mid Sussex District Plan states:

'Biodiversity will be protected and enhanced by ensuring development:

- *Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- *Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*

- *Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- *Promotes the restoration, management and expansion of priority habitats in the District; and*
- *Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.*

Paragraph 175 of the NPPF states:

'When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists; and*
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.'*

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.'

The Council's Ecologist has been consulted on the application and considers that such netting would be heavy enough to avoid bat and bird entanglement, due to the thicker gauge and greater visibility than fine nets. The proposal would have the potential to cause problems on commuting routes but given the heavy built up surroundings and poor habitat represented by the playing field, there is no biodiversity policy objection in this case.

Planning Balance and Conclusions

Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the development plan and then to take account of other material planning considerations including the NPPF.

The proposal is acceptable both in terms of its impact on the character and appearance of the Conservation Area, would not cause significant harm to the amenities of neighbouring properties, and would not have an impact on trees or biodiversity.

Therefore the proposal complies with Mid Sussex District Plan policies DP24, DP26, DP35, DP37 and DP38, Haywards Heath Neighbourhood Plan policies E9 and L9, and the relevant provisions of the NPPF.

It is therefore recommended that planning permission be granted.

APPENDIX A – RECOMMENDED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990
2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.
3. The development hereby permitted shall not be brought into use until trees of species to be approved in writing by the Local Planning Authority have been planted to the north of the proposed fence within the existing line of trees. In the event that any such trees, or shrubs or plants die or become seriously damaged or diseased within a period of 5 years following planting they shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing with the LPA.
Reason: In the interests of the visual amenities of the locality and to accord with Policy DP35 and DP37 of the Mid Sussex District Plan 2014 - 2031.
4. The works shall be carried out in accordance with the information received on 11th September 2019 regarding the protection of tree roots.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area and to accord with Policy DP37 of the Mid Sussex District Plan 2014 - 2031

5. The trussed columns hereby approved shall be black in metal unless otherwise approved by the Local Planning Authority.

Reason: To ensure this aspects of the development are compatible with the design of the building and the character of the area and to accord with Policy DP35 of the Mid Sussex District Plan 2014 - 2031.

INFORMATIVES

1. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance. Accordingly, you are requested that:

Hours of construction/demolition on site are restricted only to: Mondays to Fridays
0800 - 1800 hrs; Saturdays 0900 - 1300 hrs; No construction/demolition work on Sundays or Public Holidays.

Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.

No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

2. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
3. The applicant should be aware that if roots are found and they are less than 25mm diameter they can be cleanly cut with a suitable sharp tool. If they are in excess of 25mm they should only be severed following consultation with an arboriculturist, as such roots might be essential to the tree's health and stability.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location Plan			08.05.2019
Location Plan			08.05.2019

Location Plan			08.05.2019
Proposed Elevations	19138 SHT1		08.05.2019
Proposed Elevations	19138 SHT2	A	08.05.2019
Proposed Elevations	A 008		08.05.2019
General	A 001		08.05.2019
General	A 002		08.05.2019
General	A 003		08.05.2019
General	A 004		08.05.2019
General	A 005		08.05.2019
General	A 006		08.05.2019
General	A 007		08.05.2019

APPENDIX B – CONSULTATIONS

Conservation Officer (05/08/2019)

The application site is within the Heath Recreation Ground, at the heart of the Heath Conservation Area. The Recreation Ground consists of a cricket pitch with associated pavilion and practice nets and terraced landscaping to the east, with beyond this to the east and to the south of the pitch an area of woodland, a remnant of the original 'Haywards Heath'. The Recreation Ground was created around the turn of the 19th/20th centuries, as the development of the town proceeded around it. The formal and informal open spaces of the Recreation Ground make a key positive contribution to the character and appearance of the Conservation Area.

The current proposal, which has been amended on Officer advice is for the erection of a 18m high x 75 m long ball-stop mesh fence with four supporting lattice towers. The fence would be sited along the northern edge of the cricket ground next to an existing line of poplar trees.

The fence will be of a relatively lightweight construction with black ball stop mesh along its length, and supported by open lattice towers. Notwithstanding this, given its height and length it will have a significant visual impact on the character of this part of the cricket ground and Conservation Area. It will be prominent in views from within the Recreation Ground and also in views looking into the Conservation Area south from Sydney Road along Park View. In the latter views, the raised height of the cricket pitch and the existing gap in the row of poplars, where a tree/s have been felled, will make the fence particularly visually dominant.

However, it is accepted that the continued use of the cricket ground for the sport is desirable for reasons including the contribution that this use makes to the character of the Conservation Area. The applicant has argued that the current situation, with no fence to the southern boundary of the pitch, creates a safety hazard in terms of balls flying out of the ground into neighbouring gardens.

On balance, therefore, the proposed fence is considered acceptable in principle, although I would consider that measures to minimise its visual impact would be desirable, including;

- Careful consideration of the colour and finish to the supporting towers, so that these blend into the surroundings as far as is possible.
- A condition requiring replanting of the missing tree(s) to the south of Park View, so that the existing gap in the treeline is filled.

Subject to above, the proposal is considered on balance to preserve the character and appearance of the Heath Conservation Area and to meet the requirements of District Plan Policy DP35.

Tree Officer (11/09/2019)

Due to the proximity of the installation to the adjacent trees, please can you condition the following:

Details of the method of fence post installation within the RPA of any of the surrounding trees should be submitted and agreed prior to the commencement of the development.

For information:

Limited manual excavation within the RPA may be acceptable providing such excavation is undertaken carefully, using hand held tools. In addition it is recommended the holes are lined with protective non porous material to protect the root from toxic materials.

Tree Officer (11/09/2019)

Although the auger is of quite a substantial width, inspection every 300mm will be acceptable and the hole will be lined with a non-porous material prior to concrete infill as requested.

I would like to add that if roots are found and they are less than 25mm diameter they can be cleanly cut with a suitable sharp tool. If they are in excess of 25mm they should only be severed following consultation with an Arboriculturist, as such roots might be essential to the tree's health and stability.