

Letters and emails exchanged in respect of the 40, Westridge Road Tree preservation Order between the tree officer and the landowner or their agent.

From Planning to owner 02.12.15:

Dear xxxxxxxxxxxx,

I hope you're well.

I've just been informed by the City Council's Trees team that notice has been served on this property informing you as the owner that a number of trees have been protected under a new Tree Preservation Order (TPO). This TPO covers 3 Sycamore trees along the boundary of the site with the Council owned car park. These are within the boundary of your property. For your information, there is already a Yew tree which is owned by the City Council adjacent to this boundary and located in the car park itself.

My colleague has attached this notice to the front door of the property so you should get this next time you visit.

This is likely to affect any future development proposals and so I shall be in touch with Gary Bradford to advise him of this. As a result of this TPO, any works to these trees will require consent from the City Council.

For more information on the TPO, please contact the Trees team.

Kind Regards.

Xxxxxxxx name of planning officer xxxxxxxxxxxxxxxx

Senior Planning Officer

Development Control

**Southampton City Council**

(023) 8083 2603

From owner to tree team 03.12.15

Hello

ref your new 40 westridge road tree preservation order. I own 40 westridge and the plan you have provided is 1:1250 and does not identify the position of the specific trees (just a line on the boundary). There are no circles for the individual trees?

Please can you confirm it is only 3 Acers and give there positions on the boundary ie how many metres they are along the boundary. I have significant concern that these trees may be damaged if I cannot identify them from the current information given.

Look forward to your reply

Xxxx owner's name xxxxx

From tree officer to owner 04.12.15

Dear Mr xxx,

Thank you for your email.

The three Acers are the larger trees a viewed from the car park next door to the west.

Please see attached aerial shot which I hope will help identify them.

The TPO does not necessarily mean that you cannot work near them, just that you need to use appropriate methods. The TPO does not seek to be unnecessarily obstructive – the trees have been TPO'd because they provide screening and greening for the public that use the car park. I could only see the trees from this side, so it may be that it looks different from within your property. If you are still unsure which trees are protected, please contact us again and if necessary arrange a site visit when I can access the plot.

You may decide to apply (through the planning process) to work around or apply to remove trees that present very considerable constraints to your proposals: the TPO is a mechanism by which we seek to maintain overall amenity and canopy cover in the longer term. It may be possible to accommodate the trees by using appropriate engineering techniques or construction methods or using the space near them for driveways/parking which can usually be constructed without damage to the trees. A qualified arboriculturist will be able to advise you on this.

In accordance with Southampton City policy, any trees lost (whether protected or not) through the planning process will need to be replaced on a 2 for 1 basis: usually we would look for these to be accommodated within the curtilage of the development site, but if this is impossible for any reason a commuted sum can be paid to have them planted elsewhere (preferably nearby) by the city and we will take on ownership & management.

The planning application will need to provide information about the trees on site or offsite that can be affected by development (in this case, potentially the yew in the car park, perhaps your neighbours' gardens) and this is usually done in accordance with BS 5837: Trees in relation to

demolition, design & construction. Again, a qualified arboriculturist will be able to advise what may be needed.

I hope this answers any queries you had.

Regards,

[tree officer]

Attached PDF of areas identifying trees;



From owner to tree team 07.12.15

That is great I can identify them from that.

Thanks

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The objection was received.

Further emails and phone calls setting up a meeting were exchanged resulting in the site meeting of the 15<sup>th</sup> March 2016