

Deborah Lynn

From: [REDACTED]
Sent: 25 April 2022 00:49
To: Deborah Lynn
Subject: FW: DM/20/4297 - Proposed 2 Storey Side Extension - Kilnwood Cottage, Turners Hill Road, Crawley Down

[REDACTED]
Dear Ms Lynn,

We wrote to you on 9th February 2021 setting out our initial comments on this application, and in particular our concerns over the need for foundations to be dug within the root protection zone of an ancient oak tree on our property. These comments are repeated in the email chain below as they remain our current position and we note that they have not been published as part of the record on the Council's planning website.

The Divisional Leader for Planning and Economy wrote to us on 4th April 2022 inviting us to make further comments following the publication of an Tree Report on 3rd February 2022. We note that when you wrote to the agent on 16th February 2021 you requested that *"The tree report should include information on which trees are to be retained and on the means of protecting these trees during construction works. This information should be prepared by a qualified arboriculturist in the form of an Arboricultural Impact Assessment or Method Statement."* The published tree report does not address your request; in fact it states that it has no information on the proposed development and recommends the preparation of a) *An Arboricultural Impact Assessment (AIA)*, b) *An Arboricultural Method Statement (AMS)* and c) *A Tree Protection Plan drawing (TPP)*, to avoid the need for any arboricultural planning conditions. We would agree that these documents are essential for an informed assessment of the application.

The Tree Report appears to include assessments of several trees within our property, although many of the details are obscured (redacted) and we were not approached to allow access for the purpose of undertaking a proper assessment. The report includes (at Appendix 3) a plan which confirms that the foundations of the proposed two storey extension will be entirely within the root protection zone of the ancient oak concerned (labelled T04), about 4m from the tree trunk itself. We are concerned that this will prejudice the long term health of the tree and could make it unsafe.

Based on the published Tree Report we believe that the application does not comply with DP37 which seeks to protect aged or veteran trees, including their root systems and OBJECT to the application on that basis.

We would welcome the opportunity to see an un-redacted copy of the tree report and any other further reports that you receive.

Kind Regards,

[REDACTED]
Kilnwood, Turners Hill Road, Crawley Down

Sent: 09 February 2021 20:15
To: 'deborah.lynn@midsussex.gov.uk'


Subject: DM/20/4297 – Proposed 2 Storey Side Extension - Kilnwood Cottage, Turners Hill Road, Crawley Down

Attention: Ms Deborah Lynn

Dear Madam,

DM/20/4297 – Proposed 2 Storey Side Extension

Kilnwood Cottage, Turners Hill Road, Crawley Down

Our property borders the eastern boundary of Kilnwood Cottage and is heavily wooded in that area with a mixture of ancient oaks and Scots Pines. The proposed extension is considerably wider than the present single storey extension which will be demolished, and is also considerably wider than the unimplemented permission granted to the previous owners in 2010 under application DM/10/03233/FUL. The two storey eastern wall of the proposed extension will require new foundations to be dug alongside to the property boundary within the root protection zone of an Ancient Oak tree which is inside our property some 3m from the boundary and it is clear that the canopy will have to be cut back to the boundary to accommodate the development. This is the first time that we have had the opportunity to comment on the proposed works and we are concerned that they will prejudice the health of the tree and make it unsafe.

None of the drawings submitted with the application show the location of this tree or of any other on- or off-site trees and hedges and both parts of Question 6 in the Application Form appear to have been answered incorrectly.

We ask that the Council's Tree Officer is instructed by you to assess the impact of the proposed development on the adjacent Ancient Oak and reassure us that its long term health will not be affected.

We are prepared to allow access for Councillor Officers by appointment if this assists.

Subject to confirmation that the development complies with the root protection zone for Ancient Oaks and that the health of the tree will not be affected by the development, we do not object in principle to the proposed extension.

Kind Regards,


Kilnwood, Turners Hill Road, Crawley Down