

Tim Spencer

From: Virginia Johnson <VJohnson@epsom-ewell.gov.uk>
Sent: 03 September 2020 14:40
To: Tim Spencer
Cc: Steven Lewis
Subject: 20/01093/DEM - EGH 19/01722/FUL

From: Jeremy Young <JYoung@epsom-ewell.gov.uk>
Sent: 03 September 2020 14:14
To: Virginia Johnson <VJohnson@epsom-ewell.gov.uk>
Subject: RE: 20/01093/DEM - EGH 19/01722/FUL

Hi Ginny

It doesn't appear the architects have addressed my previous comments about the need for a specific arboricultural method statement and tree protection plan for the demolition phase. The tree protection plan still shows the loss of important trees such as T2 and T36.

From what I have before me I object to the loss of the following trees:
T36, T2, and G46.

I also object to the demolition encroachment into the RPA of the following trees: T15, T26, T29 and T30.

In relation to the redevelopment scheme - 19/01722/FUL - my fundamental objections are again the loss of T36, T2, and G46 and the encroachment of the buildings/hard surfacing into the root protection areas of T15, T26, T29 and T30.

The above impacts will cause tree damage and harm to the amenity of the treescape.

I also have a fundamental objection on the lack of landscape space:

On the side of the development facing Woodcote Green Road the proposal erodes the frontage tree cover and then fails to provide adequate space for a sufficient landscape buffer fronting the site. The environs of Woodcote Green is attractive (still retains semi-rural character) and there needs to be sufficient width of a landscape buffer to the development site to integrate with the special landscape character of the pond and millennium green. Specimen large canopy (forest size) trees would be highly desirable on this frontage of the development to benefit community and environmental health as well as helping to mitigate climate change. The forest size trees will need adequate room for full canopy expansion so the buffer needs to be at least 10m in width. Given space for development the trees will help mitigate the building mass at the more macro scale. Additional soft landscape understory should be provided to help soften the development in the street scene.

Thanks

Kind regards

Jeremy Young
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