



# SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Zishan Pervez  
Planning Officer  
RBWM

5 August 2021

Dear Zishan

**21/02265 Crofton Lodge Devenish Road Sunningdale Ascot SL5 9PH  
Single storey side extension to the existing garage with associated landscaping.**

The applicant refers to previous applications (15/01965/FUL and 18/02658/COND) as reference documents for this application. However, both these applications were for 'Land Adjacent to Crofton Lodge'. Even the History Log for this application, 21/02265 does not reference 15/01965.

The main issue is the impact on trees.

1. As can be seen below (from the 21/02265 Design and Access statement), the Eastern border of the site contains a number of trees which add significantly to the sylvan appearance of the street scene. This is particularly relevant as the site falls within the Townscape Assessment of 'Villas in a Woodland setting', which includes the characteristics of:-
  - Mature trees form a 'sylvan', almost rural, backdrop giving the impression of dwellings 'in woodland'.
  - Trees of historic character and considerable amenity value are often incorporated within development.
  - Mature trees and hedges form important boundary features.



**Devenish Road Street scene looking north with planning application site on the left-hand side**

The applicant states in the Design and Access statement (section 5.14) that *'the current proposal does not involve the loss of any further trees'* (than permitted under 15/01965/FUL and 18/02658/COND).

However, both 15/01965/FUL and 18/02658/COND concerned the erection of a new building on an adjacent site. Hence, there was little concern then about the trees on the Crofton Lodge site itself.

### 15/01965/FUL and 18/02658/COND

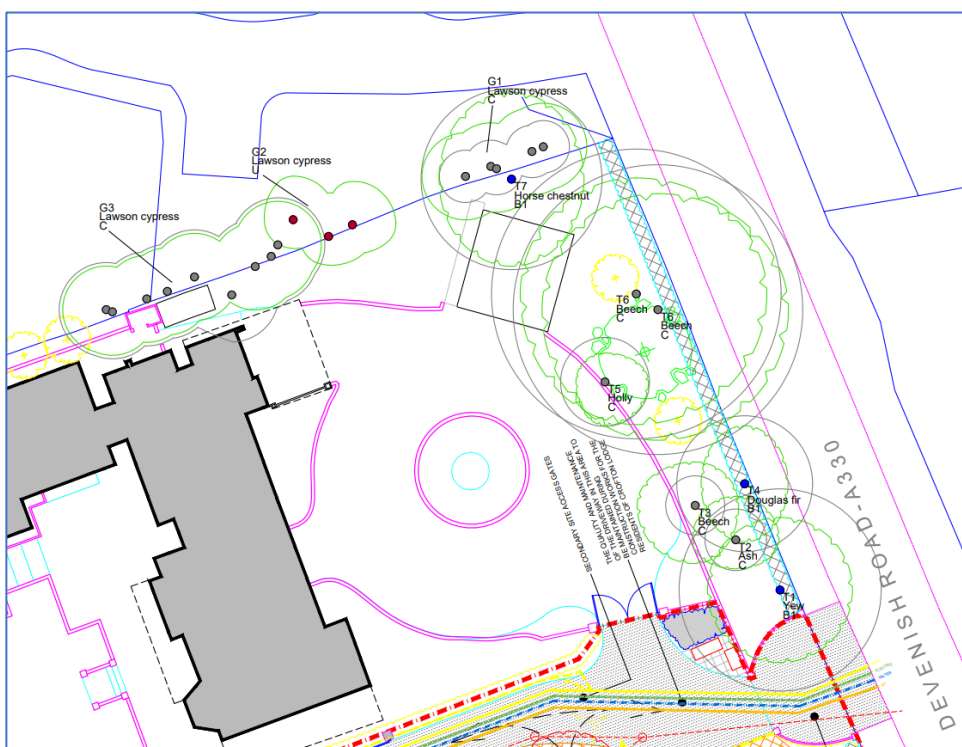
The arboricultural reports accompanying 15/01965 did not really specify individual trees for removal on the Crofton Lodge site. Section 1.3 of the Arboricultural Impact Assessment (AIA) stated: *'Trees in the low category (C - grey) have also been considered for retention, but mainly where they form part of a group of better quality trees (categories A & B) and where they do not impose a significant constraint on development'*

There was no definitive list provided of which trees were scheduled for removal. Section 2.4 of the AIA (shown below) did specify a total of 14 Category C trees and 7 category U trees for removal. This did not state whether these were on Land Adjacent to Crofton Lodge or on Crofton Lodge. Given that permission was being sought for a new building on Land Adjacent to Crofton Lodge the Parish Council would have expected all the proposed tree felling to be for the new building.

2.4 In my assessment the layout would retain and remove the following trees:

Category	Total	Removed	Retained
Code A - High	1	0	1
Code B - Moderate	23	0	23
Code C - Low	54	14	40
Totals	78	14	64
Code U - Unsuitable		7	

Extract above from: Arboricultural Impact assessment, May 2015, accompanying 15/01965



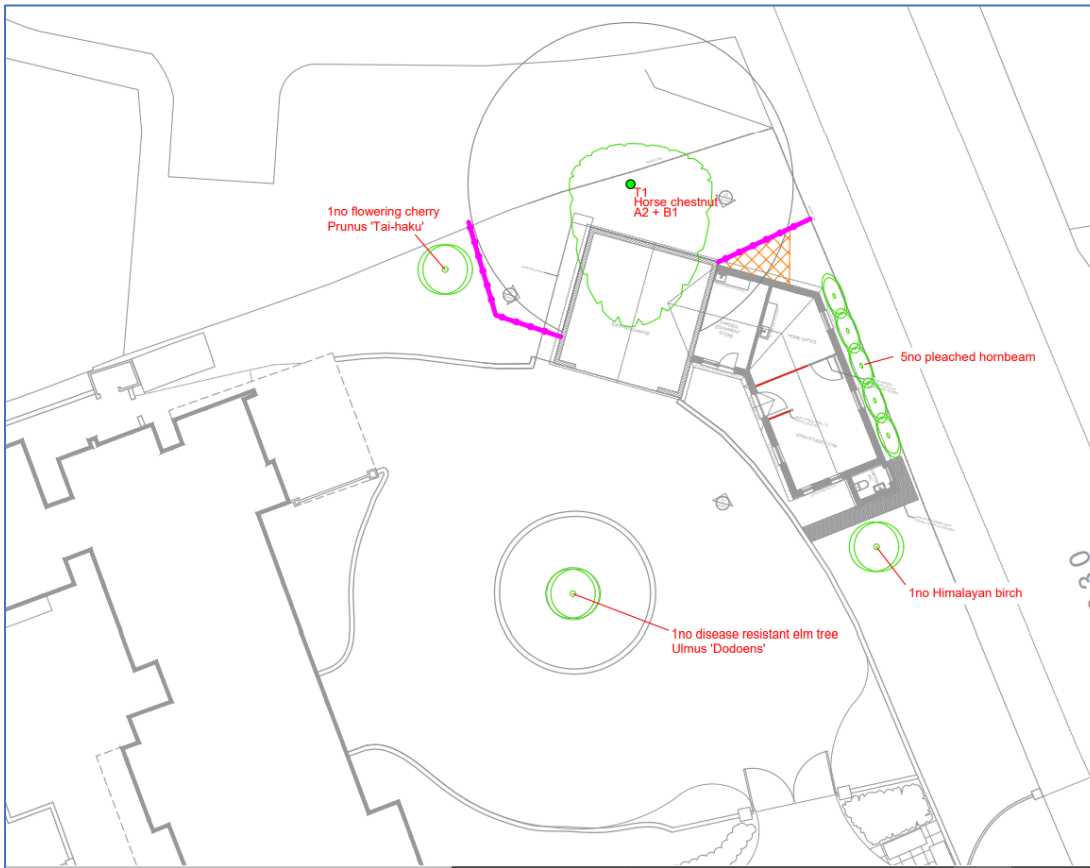
Hence, for the current application, referencing an adjacent site for justification for tree removal on this site would appear to be less than satisfactory.

The plan left (from 18/02658) is an extract showing the trees on the border with Devenish Road. As can be seen, T6 (Cat U), T4 (Cat B), T2 (Cat C), T3 (Cat C), T5 (Cat C) are all clearly shown on the chart.

## 18/02658/CONDIT – Land Adjacent to Crofton Lodge Devenish Road Sunningdale Ascot

However, for the current application, 21/02265/FULL, shown below the information provided about the trees on the site is rather lacking. This plan below bears little resemblance to the photograph of the street scene shown above from the Design and Access statement and to the plan accompanying 18/02658.

For example, T4 (Douglas Fir) shown above is a 20 metre high category B tree (Tree Management Consulting LLP report, from 15/01965). Surely this would need to be removed to allow for the construction of the new building.



Referencing the table showing trees to be removed under 15/01965 and 18/02658 it was clearly stated that **no category B trees would be removed**. The Parish Council request some explanation how the applicant can state for this application that **'the current proposal does not involve the loss of any further trees'**

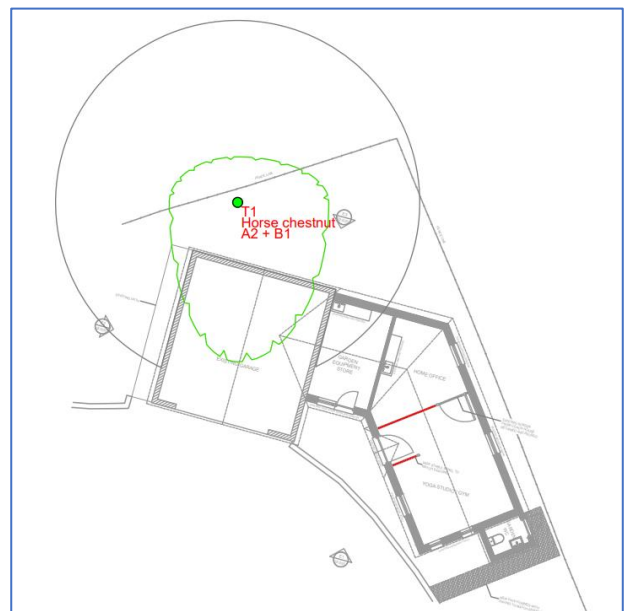
As can be seen above, all the Devenish Road border trees are scheduled to be felled adjacent to the new build and replaced with 5 no. pleached hornbeam.

2. The Parish Council also have concerns about the trees to the North of the proposed new build. The Full Arboricultural Impact assessment chart shown below shows T1, Horse Chestnut

The Merewood Arboricultural Implications Assessment report, dated 9/06/2021, Section 3.4.1- The Impact of Excavations- states that:

***'There remains the unavoidable encroaching into the RPA (of the horse chestnut tree) by 2.5% of the total RPA area.'***

The British Standard states there should be no encroachment.



We request the Tree Officer examines this chart in further detail as it would appear that excavation further into the tree RPA must surely be required in excess of the 2.5% stated to allow for the construction of the walls.

The authors states that '*only very small roots would be severed.*' However, the author does not stipulate what constitutes a small root. The Parish Council have concerns over what constitutes a small, medium, or large root and how the onsite supervision of such an operation is to be effectively managed were this application to be approved.

There also appears to be discrepancy over the species of this T1 tree.

Appendix 2 of the Merewood Arboricultural Implications Assessment report lists the trees on site. T1 in Appendix 2 is listed as an 18 metre high, Category B Lawson Cypress. But, on the plan (Full Arboricultural Impact assessment) T1 is shown as a Horse Chestnut (A2+B1). Further examination of Appendix 2 shows that there are no Horse Chestnut trees indicated on the entire site. However, as can be seen from the plan, the trunk of the Horse Chestnut (T1) is clearly shown to be within the Crofton Lodge site boundary.

Hence, if our assessment is correct, it would appear there is no information provided about this tree even though it is clearly in a public position and will be impacted by the proposed application.

3. This proposed new building is for a yoga studio/ gym, garden equipment store, small home office and a garden WC. This would not appear to justify the removal of so many mature trees in full public view, especially when you consider the townscape assessment.

The Parish Council request this application be **REFUSED**

Yours sincerely

Yvonne Jacklin and Michael Burn  
Co-Chairs of the Planning Committee