**REDINGTON FROGNAL**

NEIGHBOURHOOD FORUM

 23 November 2020

Dear Mr. Young,

17 Templewood Avenue: 2020/4466/P – objection to garden play room

The oak identiﬁed as T1 on the Tree Constraints Plan (drawing TCP 7598) and in Appendix A is subject to Tree Preservation Order TPO 16H, of 1957. It has also been identified as a veteran tree and is shown on the 1866 OS map. The tree has a trunk diameter of 1.06 metres.

National Planning Policy Framework (NPPF, 2012) states in paragraph 118:

“…planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss”.

We would also draw your attention to The Woodland Trust’s Planning for Ancient Woodland (Planners’ Manual for Ancient Woodland and Veteran Trees), which is available at:

<https://www.woodlandtrust.org.uk/media/3731/planners-manual-for-ancient-woodland.pdf>

The latest Standing Advice for veteran trees sets out clear advice for buffers areas, which is to provide:

*“A buffer zone at least 15 times larger than the diameter of the tree or 5m from the edge of the canopy, if that’s greater”.*

The required minimum buffer zone for this tree is therefore 15.9 metres, whereas the garden playroom looks to be just 4 metres distant from the centre of the trunk.

It should also be noted that hard surface already occupies well over 50% of the plot area.

Yours sincerely,

Nancy Mayo

Secretary

Redington Frognal Neighbourhood Forum

<http://www.redfrogforum.org/>