

Chartered Town Planners  
Chartered Landscape Architects

Your ref:  
Our ref: 561 2 AC JDR

12 September 2006

**rdc**

Robert Doughty  
Consultancy

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**For the attention of Simon Machen**

Head of Planning and Development  
South Holland District Council  
Priory Road  
Spalding  
Lincolnshire  
PE11 2XE



Dear Simon

**RESIDENTIAL DEVELOPMENT TO THE REAR OF THE BULL HOTEL,  
LONG SUTTON**

We understand that consideration of the above Planning Application is awaiting clarification on a number of issues including that of the TPO'd holly tree adjacent to the site within Winfrey Park.

Accordingly, we enclose for your consideration our document setting out why we believe that it would be acceptable to remove the tree as part of the development applied for.. Our reasons include the questionable health and long term viability of the tree; off setting the loss of the tree and the wider benefits that the development will bring to the area and community.

We trust that the enclosed may be considered as supplementary information to the Planning Application and would be happy to answer any queries that you may have.

Yours sincerely

Andrew Cottage MLI  
Enclosure

cc Jan von Draczek, Korvin Developments  
KMB



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## Korvin Developments

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Robert Doughty  
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Proposed Tree Replacement  
Winfrey Park

561/2/AC

September 2006

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**DETERMINED  
PLAN**

TABLE OF CONTENTS

1. Introduction ..... 1

2. The Development ..... 1

3. The Holly Tree ..... 1

4. Justification..... 2

## **1. Introduction**

- 1.1. The Robert Doughty Consultancy has been appointed by Korvin Developments to consider an existing Holly tree within Winfrey Park in relation to a proposed development adjacent to it.
- 1.2. The proposed development is the subject of a current Planning Application. Discussions with the Planning Authority (PA) have highlighted that whilst they have welcomed the application there are a number of issues that they would like to be resolved before it is able to process the application. One of the issues is the Holly tree.
- 1.3. The Holly tree has recently been the subject of a Tree Preservation Order (TPO No. 32/2006) imposed on 14<sup>th</sup> August 2006 by South Holland District Council. The tree is currently situated within Winfrey Park off Bull Lane, Long Sutton. However, a planning application has recently been submitted for residential development adjacent to the park and to the rear of the Bull Hotel. Part of the application involves gaining a 5.5m wide strip of land from the park in order to facilitate the development. The Holly tree in question lies within the strip.

## **2. The Development**

- 2.1. The proposed development consists of three 2 – 3 story apartment blocks. In order to gain the necessary access to the site, building block C has to be located in such a way that necessitates the use of additional land and the removal of the Holly tree. It is understood that the Parish Council, who own the park, are willing to release this land. See attached plan no 561-2-SP01.
- 2.2. The location of residential development on the park boundary will allow for passive surveillance of the park and will therefore improve the security of the park users.
- 2.3. *On a separate but related note the residential development will enable the redevelopment of the Bull Hotel and together, the two developments will help to regenerate this part of Long Sutton.*

## **3. The Holly Tree**

- 3.1. See figures 1 and 2.
- 3.2. The Holly is the subject of a recent TPO.
- 3.3. The Holly is a mature, well formed specimen. However, the trunk splits from very low down into two then four main stems. The bark at the base

of the trunk exhibits a significant amount of damage. One of the main trunks also shows considerable damage to the bark. There is also considerable crossing and rubbing of branches higher into the crown and evidence of die-back. There is evidence, therefore, of deteriorating health of the tree and a reduction in the likely useful lifespan of the tree. See figures 3 and 4.

3.4. The holly is set within a parkland context. The park is typified by specimen tree planting within areas of lawn. Many of the trees are of ornamental, evergreen species.

#### **4. Justification**

4.1. Whilst it is recognised that the tree is an attractive specimen, its health and long term future are questionable.

4.2. The proposed development will bring benefits to the area by regenerating a degraded corner of the town centre and facilitating the redevelopment of a key town centre building. The development will also benefit the users of the park by allowing for passive surveillance. As part of the development, a new wall and railings will be provided to the park boundary which will improve the aspect of this corner of the park.

4.3. The purchase of the strip of park will raise some £50,000. Under the terms of the agreement between the park Trustees (The Parish Council) and the Winfrey Family, who donated the park to Long Sutton, this money has to be spent on improvements to the park or a scheme within the park which will benefit the community. The loss of the Holly Tree should, therefore, be viewed in the context of the considerable benefits that its loss facilitates.

4.4. In addition to the above benefits, the developer is willing to offset the loss of the Holly tree by providing a replacement (holly) tree within the park and by providing new tree planting. Additional tree planting will help to maintain the long term treed character of the park by allowing new trees to become established at such a time when the current tree stock is becoming very mature. Locating the proposed trees along the western boundary will improve the sense of enclosure to the park. However, the final location of the trees should be decided by the Parish Council. See attached plan no 561-2-SP02.

4.5. The benefits to the Town, community and park of the development, therefore, outweigh the loss of the tree.

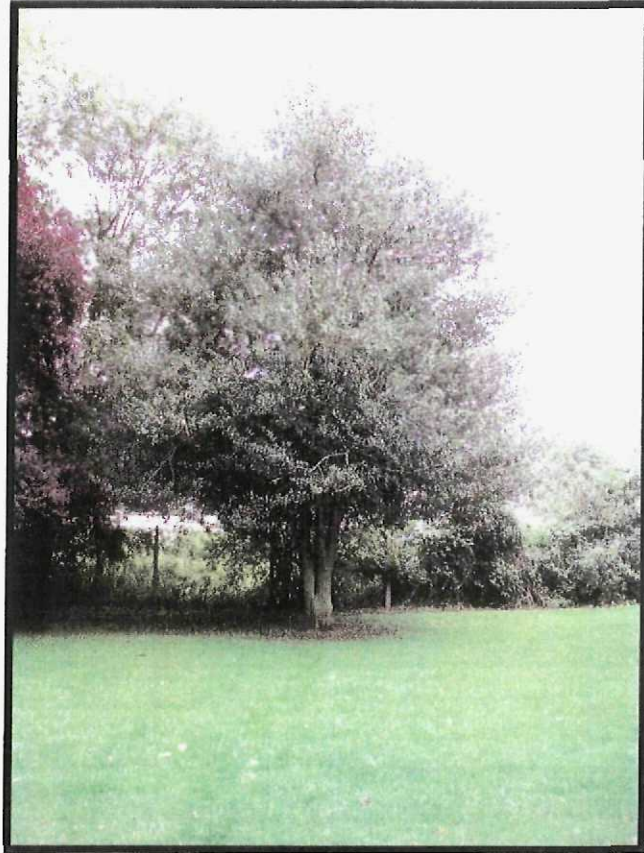


**Figure 1**

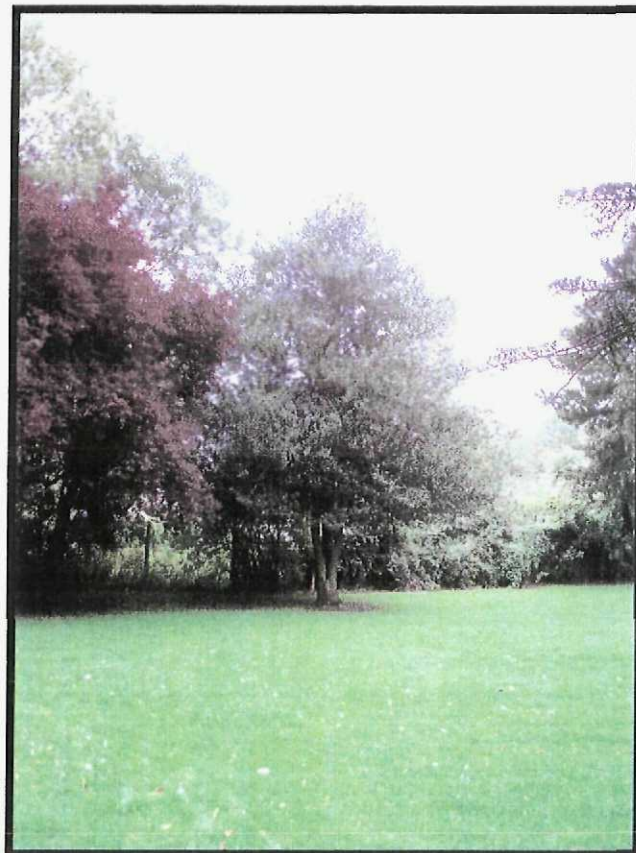


**Figure 2**



**Figure 3**

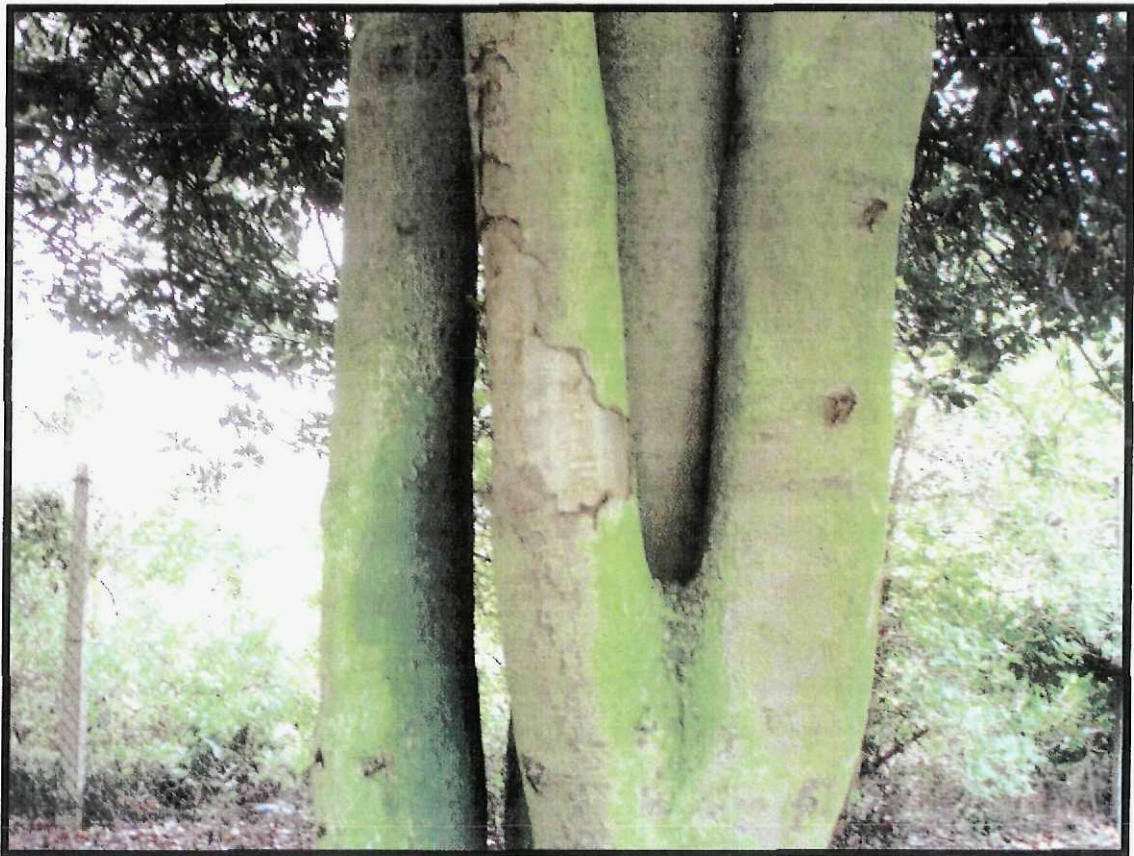
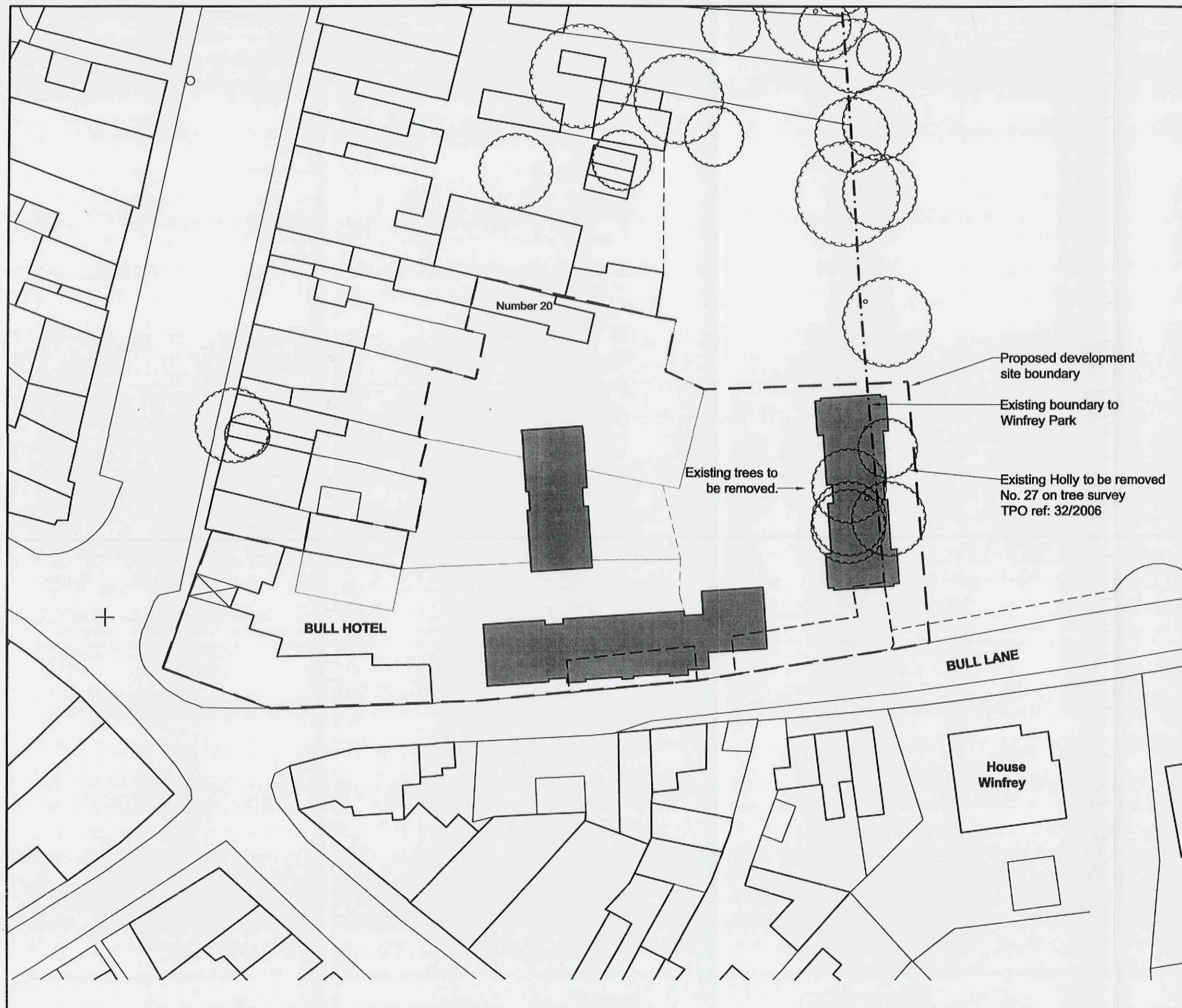
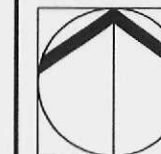


**Figure 4**

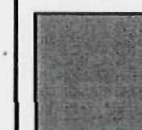


- Notes:  
This drawing should be read in conjunction with the following plans and reports:
- Tree Survey plan No. LS-005-01
  - Tree Survey report by Peterborough Tree Services dated december 2004
  - Site plan and North Elevation drawing No. 300/1189-001

NORTH



KEY:



Proposed building



Existing building to be removed.

| Rev. | By | Notes | Date |
|------|----|-------|------|
|      |    |       |      |

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Client:  
**Korvin Developments Ltd**

Project:  
**Winfrey Park**

Drawing title:  
**Tree location and context**

|                            |                             |                     |                    |
|----------------------------|-----------------------------|---------------------|--------------------|
| Job No.<br><b>561-2</b>    | Drawing No.<br><b>SP 01</b> | Rev.                | Drawn<br><b>AC</b> |
| Scale<br><b>1:500 @ A3</b> | Date<br><b>Sept 2006</b>    | Checke<br><b>AC</b> |                    |

DO NOT SCALE from this drawing. All measurements should be checked against on site conditions. Any discrepancies should be brought to the attention of the Robert Doughty Consultancy.



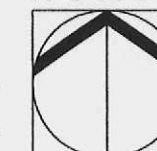
### Tree planting schedule

| Qty | Species                                      | Size          | Root    |
|-----|----------------------------------------------|---------------|---------|
| 1   | Holly ( <i>Ilex aquifolium</i> )             | 16-18cm girth | 200L CG |
| 2   | Maidenhair Tree ( <i>Ginkgo biloba</i> )     | 14-16cm girth | 75L CG  |
| 2   | Scots pine ( <i>Pinus sylvestris</i> )       | 3-3.5m ht     | 200L CG |
| 2   | Sweet Gum ( <i>Liquidambar styraciflua</i> ) | 14-16cm girth | 75L CG  |

### Note:

- This schedule is provisional and subject to agreement to the Parish Council.
- Tree positions to be specified by Parish Council

NORTH



|      |    |                         |         |
|------|----|-------------------------|---------|
| A    | AC | Proposed trees located. | 11.9.06 |
| Rev. | By | Notes                   | Date    |

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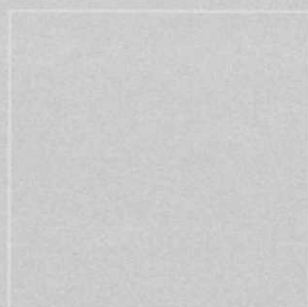
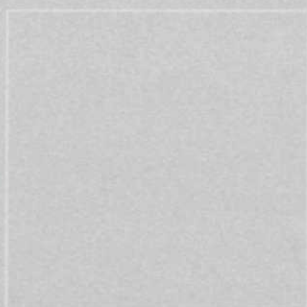
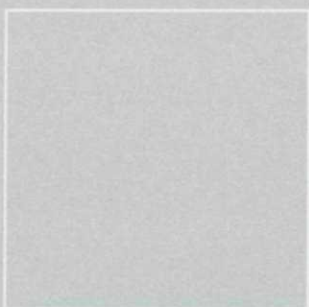
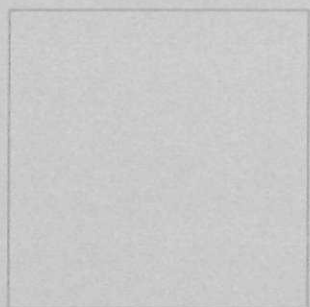
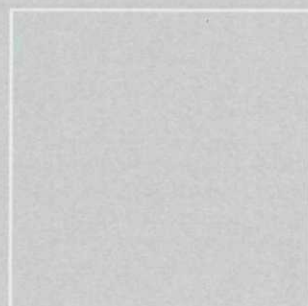
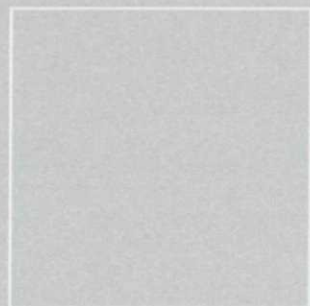
Project:  
**Winfrey Park**

Drawing title:  
**Proposed tree replacement**

|                            |                             |                      |                    |
|----------------------------|-----------------------------|----------------------|--------------------|
| Job No.<br><b>561-2</b>    | Drawing No.<br><b>SP 02</b> | Rev.<br><b>A</b>     | Drawn<br><b>AC</b> |
| Scale<br><b>1:500 @ A3</b> | Date<br><b>Sept 2006</b>    | Checked<br><b>AC</b> |                    |

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