

Richard Sutton
TDA
Tor Hill House
Union Street
Torquay
TQ2 5QW

Date: 15th February 2021

Our ref: 21.3299.1

Dear Mr Sutton,

Re: Development proposals at Mayfield School Moor Lane, Torquay, TQ2 8NH

Further to your instruction I have now reviewed the trees within the proposed developable area of Mayfield School. This statement is based on the proposed layout supplied to us reference **3468.OP7.01**.

This statement considers any trees and hedges in reference to BS5837:2012 'Trees in relation to design, demolition and construction', and evaluates the direct and indirect effects of the proposed design on the site's arboricultural resource. Pertinent mitigation is recommended where it is considered to be appropriate.

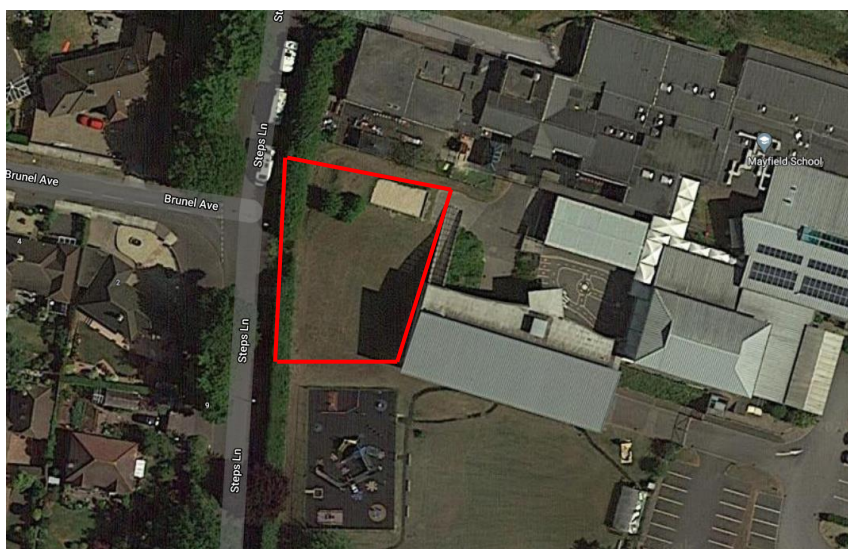
The AIA considers the effects of any tree loss required to implement the design as well as any potentially damaging activities proposed in the vicinity of retained trees.

Existing site

Mayfield School and its grounds are bounded to the west by Steps Lane and to the south by Moor Lane; with the north and east boundaries shared with adjoining residential properties. Most trees on site grow adjacent to the south boundary, with the busy highway of Moor Lane beyond. Further scattered trees grow on raised ground to the north.

The proposed site

The proposal is for detached extension to the site within the area indicated below:



To facilitate your proposal there will be a requirement to remove low value scrub and shrubs. Because of this, this statement is seen appropriate to accompany any planning application for the proposal.

Visual amenity

The proposal will entail the removal of scrub vegetation and shrubs contained centrally within the site. The key arboricultural resource is located to the south running parallel with Moor Lane and is a significant screen for the site.

The low-quality vegetation that requires removal to facilitate this proposal can't be seen from outside the site boundary's therefore the impact on visual amenity will be low.

'Buildability'

The proposed detached extension as a whole can be constructed with low impact on the retained trees as they are growing outside of the red boundary for the site.

Access to implement the proposed development will be from the west and there is adequate space within site interiors to accommodate site huts, storage of materials.

Conclusion

Due to the significant lack of trees within the developable area, this statement is seen as sufficient to support a planning application in relation to the adjacent low-quality shrubs and vegetation.

There are no significant trees within the developable area that will be impacted by this proposal.

The removal of the low-quality shrubs and vegetation will have no impact on the local visual amenity.

Yours sincerely,

Simon Putt | MArborA, Cert Arb L6 (ABC), Tech Cert (ArborA)