



## **PL/2023/01528/PPF - Erection of 2 five bed detached houses on land adjacent to 28 Four Ashes Road**

The Knowle, Dorridge and Bentley Heath Neighbourhood Forum (the Forum) has reviewed the documents accompanying this planning application.

The Forum acknowledges that recent planning decisions have established that infill development within Green Belt frontages may be acceptable in principle. On that basis the Forum considers the main issue here is whether the impact on trees, some of which are protected, is acceptable.

The Planning Statement fails to take account of Policy NE1 of the Neighbourhood Plan about protection of trees, including those which make a contribution to the street scene whether or not protected.

There are inconsistencies between the applicants' Planning Statement, the Site Plan and the Arboricultural Statement in respect of which trees are subject to a TPO; which protected trees are to be removed; and which other trees are to be removed. The site plan shows only one tree on the frontage being removed but elsewhere there is reference to four trees being removed and the crowns of two oaks being substantially lifted. The Planning Statement concludes that there would be no harm to valuable trees. This is not clear at present. Given there are mature oak trees on site, the Forum requests that an accurate site plan is provided which shows the trees which are subject to TPOs and those which are to be lost (whether TPO'd or not) as part of the development. This will enable a conclusion to be drawn as to whether this application complies with Policy NE1 of the Neighbourhood Plan.

Until such time as this information is forthcoming, the Forum objects to this application.

**Roger Cook**

**Chair, Knowle, Dorridge and Bentley Heath Neighbourhood Forum**