The Planning Inspectorate

***APPELLANT DRAFT STATEMENT OF COMMON GROUND (submitted with notice of Planning Appeal)**

***Choose as appropriate**

APPEAL REFERENCE APP/Y3805/W/17/3184088

DATE OF HEARING/INQUIRY Unknown
where known

SITE ADDRESS AND DESCRIPTION OF THE DEVELOPMENT

11 Amelia Close, Southwick, Brighton, BN42 4AJ.

The house is part of a housing development which was built seven years ago.

APPELLANT John Colwill

LOCAL PLANNING AUTHORITY Adur and Worthing Council

This statement addresses the following areas of common ground:

1. Description of the site (including agreed dimensions)
2. Description of the area
3. Planning history of site
4. Development plan (including relevant policies) & any draft development plan (including stage reached and weight to be attached).
5. Relevance of any supplementary planning guidance published by LPA (and /or of supplementary planning guidance published under previous provisions and still in place.)
6. Others [eg. where applicable, agreed traffic (and/or other) data and circumstances]

It will be helpful also to identify matters which are the subject of specific disagreement

Enter text of common grounds. Please sign at the end.

1 The tree is in the garden of 11 Amelia Close, next door to me. The garden is 7.8M by 4.5M. The garden is west-facing and adjoins Southwick Square Garden, a public space administered by Adur and Worthing Council.

2 This garden is one of five adjoining gardens, of numbers 10 (My garden), 11, 12, 13, and 14. There are also nine flats in the development, on the South side over three floors. All of the houses are in agreement with the proposal to replace the Holm Oak tree in question and there have been no objections from the flats. The adjacent park is about 0.6 acres.

3 Many years ago the area on which our devlopment lies was part of the garden of the Manor House which lies to the North, as was what is now Southwick Square Garden. Southwick Square Garden was given to the council and our area had Elmcroft Care Home built on it. This was knocked down and our develepment was completed in 2010. As part of the planning agreement, certain trees were removed and it was decided that the tree in question should remain.

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6 The tree in question is, in the opinion of all five households affected, far too big for the situation. Originally it would have been in the middle of the Manor House garden and would have then been suitable. The main reason from the tree department for the refusal of our application to have it replaced is 'visual amenity'. We do not agree that this is a valid point. If this refers to screening the houses from the viewpoint of Southwick Square Garden, I feel I should point out that the crown of the tree is so high that it does not in fact screen them (see photo 1). Our proposed replacement trees (photo-shopped)photo 2 would screen the houses and be far more attractive from the viewpoint of the public garden. If it's still case of it being visually pleasing in its own right, we would also disagree with this. The Holm Oak is a very dense, dark tree, and takes a lot of light both from the houses and the flower beds in the public garden. Simple pleasures of gardening and sitting out are impossible to enjoy, the tree is evergreen,drops leaves that are sharp and waxy that do not rot and covers the area with catkin like material in the summer. For your information, I set up the group, Friends of Southwick Square Garden, which has raised money to greatly improve the space, including paying for the new entrance in the North-West corner and the planting of flowerbeds which we tend voluntarily. We are proposing to plant two new trees in the public space adjacent to our development which would be of greater visual amenity both to the residents of Amelia Close and also the members of the public visiting Southwick Square Garden.

Signed [redacted]ant	Signed on behalf of Local Planning Authority
Date 11.10.2017	Date
Position HOUSEHOLDER	Position