



SHEFFIELD CITY COUNCIL

Planning & Highways Committee Report

Report of: Director of City Futures

Date: 11th October 2022

Subject: Tree Preservation Order No. 454
Land north of Junction Road, Woodhouse

Author of Report: Vanessa Lyons, Community Tree Officer (Planning)

Summary: To seek confirmation of Tree Preservation Order No. 454

Reasons for Recommendation

To protect a tree of visual amenity value to the locality

Recommendation

Tree Preservation Order No. 454 should be confirmed unmodified.

Background Papers:

- A) Tree Preservation Order No.454 and map attached.
- B) Tree Evaluation Method for Preservation Orders (TEMPO) assessment attached.
- C) Images of the woodland
- D) Objections

Category of Report: OPEN

CITY GROWTH SERVICE

REPORT TO PLANNING & HIGHWAYS COMMITTEE

11th October 2022

Land north of Junction Road, Woodhouse

TREE PRESERVATION ORDER NO. 454

1.0 PURPOSE

1.1 To seek confirmation of Tree Preservation Order No.454

2.0 BACKGROUND

Tree Preservation Order No.454 ('the Order') was made on 12th May 2022 to protect W1 a broadleaf woodland, at land north of Junction Road, Woodhouse. A copy of the Order, with its accompanying map, is attached as Appendix A.

2.1 W1 (as described in the Order) is a small broadleaf woodland consisting primarily of silver birch, goat willow and oak. The woodland forms a belt of trees which runs directly adjacent to the railway line, and which is situated between a railway building to the east and which culminates with the bridge at Furnace Lane to the west. The woodland is sited within an elongated plot of land, part of which was formerly used as a scrapyard, and which now constitutes scrub and naturally regenerating woodland, and which is adjacent to a housing estate to the south.

2.2 The site was subject to planning application 15/02851/FUL, in which planning permission was granted conditionally for the erection of 17 homes. This planning application sought to retain the woodland adjacent to the railway line as a buffer strip. Officer reports accompanying the application noted the importance of the retention of this strip, forming as it does a green link for wildlife, important for the shelter, foraging and breeding ground it provides. Retention and improvement of the woodland was therefore conditioned within the consent.

Following from the lapsing of this planning permission, the site was subject to an ongoing pre-application enquiry regarding the erection of 41 houses on the site. Officer advice accompanying the pre-application enquiry notes the site as having strategic importance for wildlife, with the woodland strip, which is now the subject of the TPO, compromising part of a wildlife corridor between the Shirtcliffe Brook and the River Rother. The advice states that the importance of this corridor has been assessed as part of the Natural Capital Mapping project, and were the site to be developed, the corridor should be retained, with a buffer zone to the railway of a minimum of 20m width being requested.

2.3 On 27th April 2022 Sheffield City Council received two phone calls stating that 200 of the silver birch had been marked with blue dots, the concern being that they had been identified to be removed. Planning officers, planning enforcement and Council members were alerted to this. It was considered possible that the woodland may be being prepared to be cleared to allow for greater development potential within the site. As the trees were not, at this time, protected in any way, a request was made by officers within the Council's planning department for the trees to be inspected and their suitability for a TPO to be assessed.

2.4 In response to the above concerns, Vanessa Lyons inspected the woodland on 4th May 2022 with a view to determining the woodland's suitability for protection. A Tree Evaluation Method for Preservation Orders (TEMPO) assessment was carried out and the woodland was assessed as scoring 15 points. A summary of the TEMPO can be found in Appendix B. The assessment produced a clear recommendation for protection, and it was therefore considered expedient in the interests of amenity to make a TPO.

2.5 Objections.

One objection has been received from a town planning consultancy, acting on behalf of their client, who is in the process of obtaining ownership of the land. A copy of the objection letter can be found at Appendix D. The objection was also accompanied by a BS 5837 Arboricultural Report, Impact Assessment and Method Statement, which has been prepared for the client, in readiness for the submission of a new planning application which will propose the creation of 19 residential dwellings on the site.

In summary, the author stated no objection to the imposition of the TPO, provided certain trees be removed from it, to facilitate the proposed development.

In response:

- Of the trees identified for removal within the report, the majority (G1, G2, G3, G13, T4, and T5) fall outside of the boundary of the TPO. There would therefore be no need to exclude them from the TPO.
- However, the group of trees identified within the report as G14 falls within the area protected by the TPO, and a section of the group identified as W20 is also within the woodland that makes up the protected area. Plans supplied within the report show the proposed footprint of several homes as overlapping the edges of both groups, hence the request to allow for removal of trees protected by TPO 454 to facilitate the proposed development.
- Incursion of development into the 20m buffer zone contravenes advice given by Council Ecologists during discussions relating to the pre-application enquiry referred to in paragraph 2.2, which states that a 20m minimum buffer strip of land is necessary for the preservation of wildlife. The incursion would also necessitate removal of trees which it has been considered expedient in the interests of amenity to protect.

Therefore, no amendment to the TPO is considered as being appropriate at this time, and the recommendation would be for TPO 454 to proceed to confirmation at committee unmodified.

2.0 VISUAL AMENITY ASSESSMENT

- 3.1 Visibility: The woodland protected by the order runs alongside the railway line for approximately 450 metres. It is clearly visible from the public vantage points of Junction Road, Furnace Lane and Soap house Lane. Images of the woodland taken from a variety of vantage points can be viewed in Appendix C.

Condition of the trees: The trees are somewhat suppressed due to growing near each other, as is usual within a woodland. However, the trees appeared predominantly defect free and of good vitality.

Future potential as an amenity: A conservative estimate of the lifespan of trees in the wood was given at 20-40 years, which reflects the fact that the woodland is mainly comprised of silver birch, a short-lived species. However, the growth of new trees will mean that the actual lifespan of the wood far exceeds this, offering amenity to the area for many years to come.

Additional factors: The woodland comprises part of a wildlife corridor which has strategic importance for wildlife and biodiversity, linking the Shirtcliffe Brook to the north with the Shire Brook and River Rother to the south. The importance of the 'corridor' in which this site is located has been assessed as part of the Natural Capital Mapping project carried out in conjunction with the other South Yorkshire local authorities.

- 3.3 Expediency: Trees within the eastern part of the woodland were marked with blue dots, raising concerns that the intention was to fell the trees. As the woodland had no other form of protection, and the site was earmarked for development, the risk of the trees being removed was assessed as "foreseeable" within the attached TEMPO assessment (Appendix B). Additionally, information provided within an objection to the TPO indicates that a new planning application is due to be submitted to the site. The Arboricultural Survey that accompanies this shows proposed incursion of dwelling houses within the area protected by the TPO.

4.0 EQUAL OPPORTUNITIES IMPLICATIONS

- 4.1 There are no equal opportunities implications.

5.0 ENVIRONMENTAL AND PROPERTY IMPLICATIONS

- 5.1 There are no environmental and property implications based on the information provided.

5.2 Protection of the trees detailed in Tree Preservation Order No.454 will benefit the visual amenity of the local environment.

6.0 FINANCIAL IMPLICATIONS

6.1 There are no financial implications.

7.0 LEGAL IMPLICATIONS

7.1 A local authority may make a Tree Preservation Order (TPO) where it appears that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area (Section 198, Town and Country Planning Act 1990).

7.2 A TPO may prohibit the cutting, topping, lopping or uprooting of the trees which are the subject of the Order. It may also prohibit the wilful damage or destruction of those trees. Any person who contravenes a TPO shall be guilty of an offence and liable to receive a fine of up to £20,000.

7.3 The local authority may choose to confirm a TPO it has made. If an Order is confirmed, it will continue to have legal effect until such point as it is revoked. If an Order is not confirmed, it will expire and cease to have effect 6 months after it was originally made.

7.4 A local authority may only confirm an Order after considering any representations made in respect of that order. One objection has been received and is detailed in this report.

8.0 RECOMMENDATION

8.1 Recommend Provisional Tree Preservation Order No.454 be confirmed.

Michael Johnson, Head of Planning

30.09.22

Appendix A. Tree Preservation Order No.454 and map attached.

Tree Preservation Order
Town and Country Planning Act 1990
The Tree Preservation Order No 454 (2022)
Land North of Junction Road, Woodhouse

The Sheffield City Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as Tree Preservation Order No 454 (2022) – Land North of Junction Road, Woodhouse.

Interpretation

2. (1) In this Order "the authority" means the Sheffield City Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated 12TH MAY 2022

EXECUTED AS A DEED)
By Sheffield City Council)
whose common seal was)
hereunto affixed in the presence of)

David Selkis
David Selkis
Authorised
Secretary 2012-5913791



SCHEDULE

Specification of trees

Trees specified individually
(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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Trees specified by reference to an area
(within a dotted red line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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Groups of trees

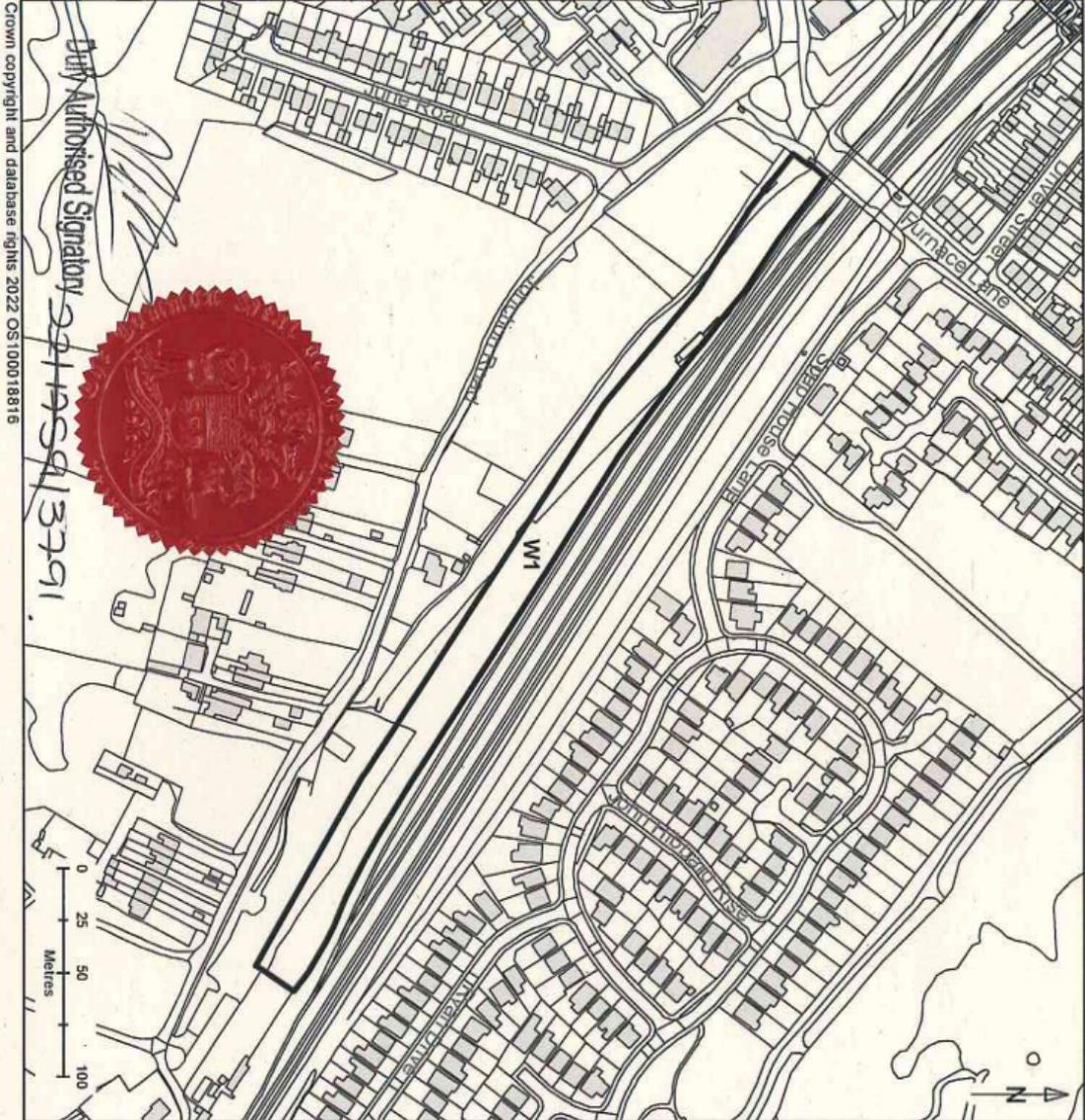
(within a solid red line on the map)

<i>Reference on map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
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Woodlands

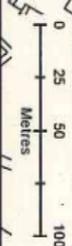
(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W1	Broadleaf woodland, mainly silver birch goat willow and oak	SK 43149 85163



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Duty Authorised Signatory
22119594133291



 <p>Sheffield City Council Parks & Countryside Service</p>
<p>TREE PRESERVATION ORDER No. 454</p>
<p>Drawing No. A4/UED/808/454</p>
<p>Site address Land North of Junction Road, Woodhouse</p>
<p>Scale: 1:2,500 @ A4</p>
<p>Drawn by MB Date: 10/05/2022</p>
<p><input type="checkbox"/> Trees specified by woodland (outlined in black on the plan)</p>
<p>W1 - Broadleaf woodland, mainly silver birch goat willow and oak</p>
<p>Trees specified by reference to an area - None Trees specified by reference to a group - None Trees specified by reference to a woodland - None</p>
<p>SK 43149 85163</p>
<p>A 20m wide buffer strip of woodland, running parallel to the railway line.</p>
<p>Measurements shown approximately</p>

Appendix B. TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 04.05.22	Surveyor: Vanessa Lyons
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Tree details		
TPO Ref	Tree/Group W1	Species: Mixed deciduous woodland
Owner (if known):	Location: North of Junction Road, Woodhouse.	

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes :

3. Strip of predominantly silver birch running parallel to railway. Trees are young and suppressed due to growing in close confined, but largely defect free and showing good vitality.

Score & Notes

2

This score is based on the life span of silver birch, though other species in the wood, notably oak, would score 4.

Score & Notes

4. Trees clearly visible. Will also form a buffer between proposed housing development on the southern portion of the site and the railway.

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes

3. Habitat. SCC ecologists note the importance of a habitat corridor linking this and adjacent sites. This has recently been assessed as part of the Natural Capitol Mapping project.

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes

3. the eastern part of the silver birch woodland has been marked, presumably to fell.

Rest of strip sits on land which has the potential to come under pressure from development.

Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-6 TPO indefensible
- 7-11 Does not merit TPO
- 12-15 TPO defensible
- 16+ Definitely merits TPO

Add Scores for Total:

15

Decision:

TPO defensible

Woodland:

Buffer strip of young silver birch, closely spaced, and of reasonable height, interspersed with young goat willow. Moving west this becomes a wider block of more mature silver birch, interspersed with goat willow and occasional sycamore. Further west the land becomes a steep embankment and the tree cover here is predominantly young oak. Much of the southern portion of this site is earmarked for development and predominantly contains low scrub. The western portion of the site which abuts Junction Road and is opposite the playing field which lies to the south of Junction Road. This area of land is more open in nature and is populated with semi mature standalone trees consisting mainly of hawthorn, sycamore, ash, goat willow and apple. This area is subject to discussion re development and is not included in the TPO.

Appendix C. Images of the woodland.



Image of the approximate boundary of TPO 454 (shown delineated in red). Image taken from Googlemaps.



Image of woodland from Google Streetview, taken from Junction Road, looking west.



Image of woodland from Google streetview, taken from the bridge at Furnace Lane, looking east.



Image of woodland from Google streetview, taken from Soaphouse Lane, looking west.

Appendix D. Letter of Objection

Mr R. Cannon
Professional Officer
Legal Services
Sheffield City Council
Moorfoot Building
Sheffield, S1 4PL

14 July 2022

Dear Richard,

Objection/Comment to Tree Preservation Order No 454 – Land North of Junction Road, Woodhouse, Sheffield

Context

1.1

[REDACTED]

- 1.2 Following on from our telephone conversation, our client is in the process of buying Land North of Junction Road, Woodhouse, with aspirations to submit a planning application for 19 homes at the end of July 2022.
- 1.3 The site subject to this order is located in Woodhouse some 350m along Junction Road from the point where it meets Station Road. The total site area is approximately 1.5 hectares, of which approximately 0.57 hectares comprises land that was formally used as a scrapyard. The remainder of the site comprises of a woodland buffer strip adjoining the railway line.
- 1.4 The 0.57hectares of land formally used as a scrapyard has been vacant for a significant period of time, with containers and areas of hardstanding still present within the site. Located within the built fabric of Woodhouse, the site is contained by the presence of housing, road infrastructure and the presence of a railway line to the north.
- 1.5 Accessible to public transport and services; the site represents a sustainable location to accommodate much needed residential growth, alongside the opportunity for enhancements to the existing woodland.
- 1.6 Expanding on the above, planning permission was granted under reference 15/02851/FUL for 17 dwellings, alongside enhancements to the existing woodland. As part of this proposal (which is now extant but material in the consideration of this Order), a number of trees within the site were identified for retention, alongside the removal of trees identified of poor quality and value. This included trees along the site frontage. Importantly, in reaching a decision, Officers agreed that:

'...the development plan supports the provision of housing on the site and the lack of 5-year supply of housing adds further weight in favour of the scheme. The site is mainly previously developed, vacant industrial land and redevelopment of the site will regenerate this despoiled site. The proposed housing scheme is considered to be well designed and of an acceptable density for this semi-rural location and the cottage aesthetic is an appropriate design response to the local character. The site is reasonably sustainably located with public transport services within reasonable walking distance.... The birch woodland and green link adjoining the railway line will be retained....Given the sensitive design proposed and the benefits of regenerating the site and providing new housing it is concluded that these significantly outweigh the impact on the rural character. It is recommended that planning permission be granted subject to the listed conditions'.

- 1.7 The above supports the position that with appropriate mitigation and considered design, a high-quality scheme for housing can be delivered on this sustainable site, alongside the protection of trees which are of amenity value and important for wildlife function.

The Order

- 1.8 Tree Preservation Order no. 454 was made on 12th of May 2022, on the following grounds:

Matter 1: The trees to be protected are believed to be under threat of removal in order to prepared a site for development.

Matter 2: The trees are visually prominent, screen the site from the adjacent railway and form a wildlife corridor which has been identified as strategically important by Sheffield City Council's ecologists in that it links up with an adjacent area of habitat.

- 1.9 The trees identified within this Woodland TPO are located on the northern boundary of the site, which connects to an existing woodland to the north-west.

Synopsis of Legislation – Guidance and Interpretation

- 1.10 In the view of the Secretary of State, a TPO should be used to protect selected trees and woodland, if their removal would have a significant impact on the local environment and its enjoyment by the public. LPAs should be able to show that a reasonable degree of public benefit would accrue before the TPOs are made or confirmed. The trees or at least part of them should therefore normally be visible from a public place, such as a road or footpath, although the inclusion of other trees maybe justified. The benefit may be present or future: trees may be worthy of preservation for their intrinsic beauty or for their contribution to the landscape or because they serve to screen an eyesore, or future development: the value of trees may be enhanced by their scarcity; and the value of a group of trees or woodland maybe collective only. Other factors such as importance as a wildlife habitat may be taken into account which alone would not be sufficient to warrant a TPO. A tree that is dead or in a dangerous condition is exempt from a TPO.

- 1.11 Expediency must also be assessed. The Secretary of State considers that it may be expedient to make a TPO, if the LPA believe there is a risk of the tree or woodland being cut down or pruned in ways which would have a significant impact on the amenity of the area.
- 1.12 It is important to note a TPO does not prevent or obstruct development, it does however ensure that trees subject of the order is a material consideration within any existing or future planning application

Assessment

Matter 1: The trees to be protected are believed to be under threat of removal in order to prepared a site for development.

- 1.13 The site is undergoing a legal transfer of ownership to my client [REDACTED]. In response to the Council's view that trees onsite are under threat of removal to prepare for development; our client is fully aware of the planning history of the site, with [REDACTED] appointed to undertake an updated Arboricultural Report, Impact Assessment and Method Assessment, alongside an updated Ecology Assessment. These documents will inform a future planning application, expected end of July 2022. Importantly, any works would be carried out in compliance with these assessments which were undertaken in May 2022. A copy of the Arboricultural Report, Impact Assessment and Method Assessment is enclosed with this response (**Appendix 1**).

Matter 2: The trees are visually prominent, screen the site from the adjacent railway and form a wildlife corridor which has been identified as strategically important by Sheffield City Council's ecologists in that it links up with an adjacent area of habitat.

- 1.14 The visibility of trees along Junction Road are acknowledged by my client and the design team. However, public visibility alone is not sufficient to warrant an Order.
- 1.15 The importance of trees along the railway from an amenity perspective is acknowledged. On this point, we draw reference to application 15/02851/FUL which adopted a buffer of existing birch woodland of approximately 12m deep to the north. This buffer was considered acceptable to screen views of the adjacent railway, and thus protect the amenity of existing and proposed residents. The quality of trees in this area (reference GO14; **Appendix 1**) have been identified [REDACTED] high amenity to site and surrounding area, but low overall quality, due to poor ground conditions ballast, tarmac and rubble, which could potentially limit the long-term future prospects of the trees within the group.
- 1.16 Expanding on the above, an ecological assessment was submitted in support of application 15/02851/FUL. An updated survey is currently being undertaken by [REDACTED] will be submitted as part of a future application.
- 1.17 Drawing upon the information contained in application 15/02851/FUL (due to timescales and availability of information); the area of land identified for preservation comprises early mature silver birch woodland. The Officers report noted that Sycamore, Ash and Silver Birch and species poor grassland were identified adjacent to Junction Road. Whilst none of the individual habitats within the site are considered to be of high nature conservation priority, together they provide important shelter, foraging and/or breeding for a range of wildlife including many terrestrial invertebrates, small mammals, birds and amphibians. In addition, as the habitats are

linked to Local Nature Sites their collective value can be considered of low local conservation value.

- 1.18 A search for protected species was undertaken as part of the application, and found no bat roosts or badger setts were recorded, although birch/oak woodland was noted as providing an important source of food for bats and there is evidence that the various habitats will provide suitable foraging material for badgers.
- 1.19 No great crested newts were observed within the site, although there are known breeding ponds in the locality. The mosaic of habitats within the site was assessed as providing good quality terrestrial habitat for great crested newts.
- 1.20 The ecological assessment concluded that the overall impact of the development (taking into account the mitigation) would be minor negative. Mitigation included the retention and management of the birch/oak woodland adjacent to the railway line (Area GO14 only; **Appendix 1**).
- 1.21 Importantly, Officers concluded that development in this location should not have a harmful ecological impact, and the existing birch woodland and woodland planting to the west of the housing area is to be retained, maintaining a green link by the railway line. No objections were raised by Natural England of the City Council's environmental team.
- 1.22 As noted above, our Client is preparing a planning application for the construction of 19 dwellings, with associated access as well as hard and soft landscaping. This will require the removal of trees as outlined in the accompanying Report and accompanying plans prepared by [REDACTED] (**Appendix 1**).
- 1.23 Trees identified for removal include 3 individual trees (T4, T5, & T15), 4 tree groups (G1, G2, G3, & G13), as well as the removal of a section of G14 and a southern section of woodland group (W20). The trees identified comprise Category B and C trees, mostly under 10 years of age and of moderate/low amenity value. However, there are some trees that are over 40+ years. To compensate for the loss of trees, replacement planting will be provided within the area of woodland to be retained. It is noted that fly-tipping happens within the area of some trees identified for removal.
- 1.24 The report also states that the proposal may also have an impact on the roots, stems and canopies of retained trees, unless suitable protection measures are put in place. We note that appropriate mitigation (as outlined in Section 5 of **Appendix 1**) can be secured via condition as part of a future application.
- 1.25 Importantly, the assessment identifies two category U Trees (T7 & T10) which should not be included in the TPO as a matter of law.
- 1.26 Overall, While there will be some loss of amenity value from the removals it will not significantly detract from the landscape value of the wider site. A high proportion of the trees to be removed are generally of low individual value.
- 1.27 Existing trees within G14 situated to the rear of proposed properties 10, 11, 12 and 13 (as highlighted in Tree Impacts Plan in Appendix 3) will require selective thinning to increase the usability of this private garden space. This will be of negligible loss as selectively thinning will remove the poorer trees within the sections whilst retaining the better quality trees, therefore overall improving the future growing conditions, and amenity of the retained trees.

1.28 The removal of sycamore T015 and a section of W20 is required to facilitate the construction of plots 1, 2 and 3. Due to the overall young and vigorous nature of the woodland this will be a short term loss and can be mitigated through the planting of suitable species, as well as incorporating an active management plan for woodland W20 which would overall improve the long term future growth and establishment of the woodland.

1.29 The development proposals have allowed space for the planting of replacement trees throughout the site once construction is complete. The planting of diverse tree species that are in keeping with the surrounding landscape character and tolerant of climate change can mitigate for the required removals and, in the longer term, increase the amenity value and ecosystem service benefits that the site's trees provide.

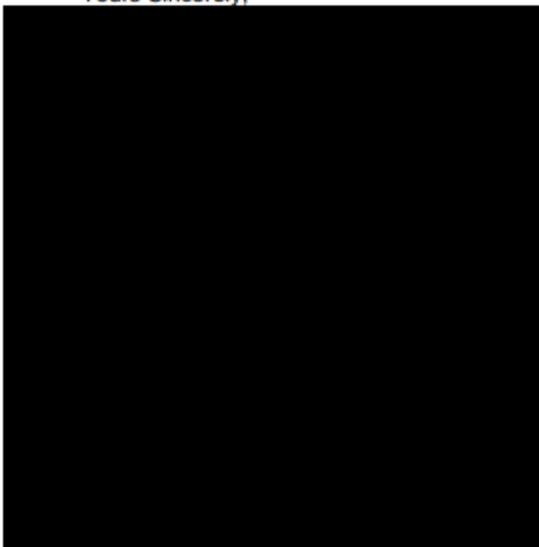
Summary

1.30 Overall, our client does not object to the imposition of the TPO, as long as the trees identified at Appendix 1 for removal to facilitate much needed development are omitted from the Order.

1.31 Our client would welcome discussions and continued dialogue with Sheffield City Council on the contents of this letter - prior to any determination and confirmation of the Order.

1.32 If you wish to discuss this further, please do not hesitate to contact me via the details outlined below.

Yours Sincerely,



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