

**Mr P Westcott
16 Lynmouth Road
Reading
RG1 8DD**

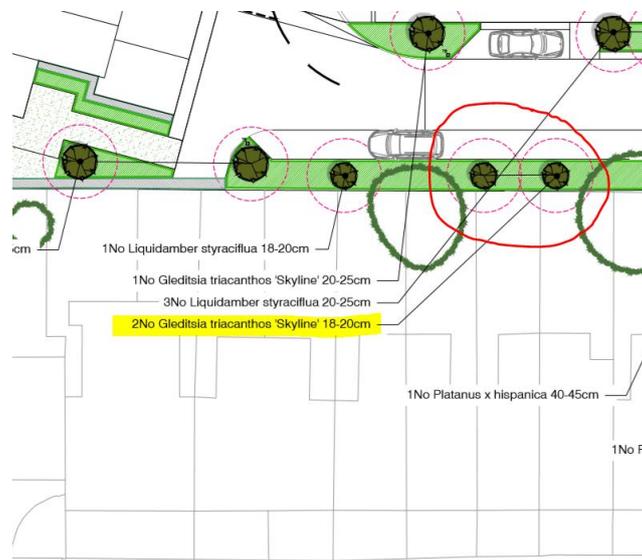
Mr Jonathan Markwell
Planning Department
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

19th July 2020

Dear Mr Markwell,

Re: Planning Application 200188 – 55 Vastern Road, Reading

Further to my letter dated 4th June 2020, I write to register an additional objection based on the proposed landscaping plans BHOC:448.L.102c (dated 11th June 2020 on the RBC planning webpage) Planting Framework Plan and in particular, the two *Gleditsia Triacanthos* 'Skyline' trees I have circled in red below.



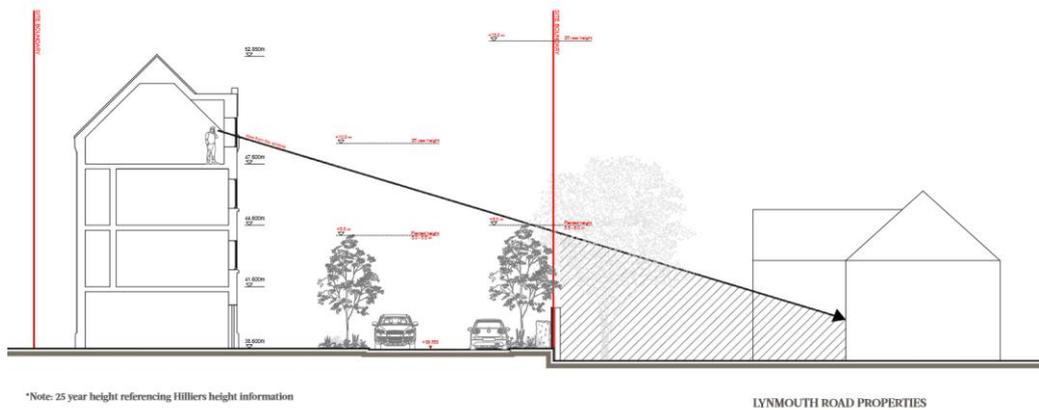
I subsequently referenced the tree species which are listed on the Barcham tree specialist who are a renowned arboriculture specialists who list themselves by Royal appointment to Her Majesty the Queen and His Royal Highness the Prince of Wales. Barcham tree specialists estimate the mature height of this particular species is between 12 to 17 metres. They also advise that the species is known for forming a haphazard crown as it matures and is only suitable for larger gardens and parkland.

<https://www.barcham.co.uk/products/gleditsia-triacanthos-skyline#productDetailsTab>

- *Gleditsia triacanthos Skyline, known as the Honey Locust, is a very pretty tree with soft feathery foliage that turns a magnificent deep yellow in the autumn.*
- *Thriving on most soils, wet or dry, when established, this American native is virtually thornless which is a huge contrast with its parent, Gleditsia triacanthos.*
- *It forms a fairly haphazard crown as it matures so is only suitable for larger gardens and parkland.*
- *Gleditsia triacanthos Skyline copes well in hard areas with intense reflected light and heat.*
- *Mature Height: 12-17m*

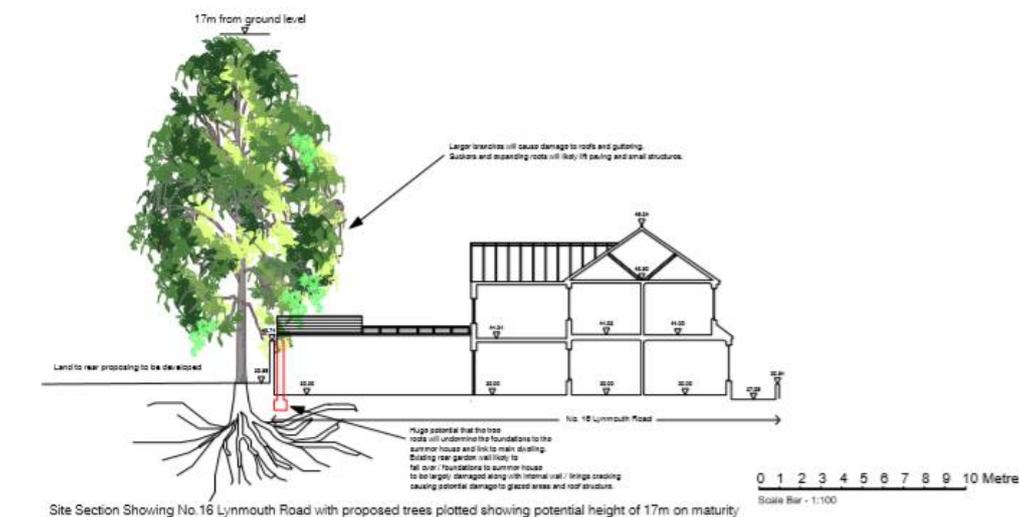
Source: www.barcham.co.uk

This is contrary to the estimated height shown of the proposed trees which are listed at a height of 15 metres at 25 years. An extract from the section produced by the applicant in their submission 'Design and Access Statement Addendum – 448.LAND.RP.001 April 2020' as shown below.



To ascertain the effect and extent to which such a tree might impinge on my property, I asked architect Jonathan Smith of JS Architects to produce a drawing with the minimum and maximum height of the species shown. He used the previous topographic section I commissioned from Ground Surveys which shows my property and rear garden in section which has spot levels drawn at various points as markers.

Clearly, you can see serious structural damage will occur from tree roots as well as severely overshadowing my rear garden and the inevitable loss of light to the back of my house.



I also draw your attention to the attempt at masking the height, scale and mass of the proposed buildings by strategically plotting new trees close to the boundary between the existing houses on Lynmouth Road and the proposed site. Obviously, the proposed landscaping scheme and subsequent CGI drawings within the '*Design and Access Statement Addendum – 448.LAND.RP.001 April 2020*' are an implicit admission of the fundamental weakness of the concept of such a large and intrusive scheme and endorses my previous objections as outlined in my letter dated 4th June 2020 as I strongly suspect the applicant has been looking at ways to mitigate the impact of their development on its neighbours at Lynmouth Road.

I should therefore like to add to my list of objections by citing Policy CC8: Safeguarding Amenity – Harm to Outlook on page 30 of the Reading Borough Council Local Plan 2019 (RBLP 2019). My objection is also supported by the provisions of paragraph 4.4.85 on page 92 RBLP 2019 of Policy H10: Private and Communal Outdoor Space which warns against planning issues insofar as the implications in terms of the impact of communal garden areas have on neighbours. The paragraph also states that Policy H10 should be read in conjunction with Policies CC8 and H8 as well as the requirements as set out in Policy EN9.

Yours sincerely

Paul Westcott