

LH 04

Updated info from landowner

Key points are as follows:

1. The correct grading of the site is **GREEN**. The site was incorrectly graded because of the confirmed errors and inaccuracies in the report. The site is suitable, available, and achievable.
2. The Tree Preservation Order is not a stumbling block to development. The Group TPO was issued in 1968, 53 years ago. Since then, perhaps because the Parish Council reported the trees as being dangerous, Dorset Council's own tree surgeons felled all but one of the significant Quercus Ilex trees on the land protected by the TPO. Therefore, it is not correct to say "it is unlikely that this site will be considered suitable for housing as any proposal would require the clearing of the majority of these trees." The trees have already been cleared by Dorset Council. Dorset Council Tree Preservation department confirm the TPO is not an impediment to development as no large, significant, or valuable trees need felling to allow for building work.
3. The report is incorrect, because there is direct pedestrian and cycle access to the site from the road

at grid reference SY 61460 82552, which is “thick.licks.declining” if you use the What3words app, so access via the pub car park is not necessary.

4. Contrary to what the report says, the site is a brown field site because, as the report correctly identifies, it has a now disused cesspit and soak away on it. This may also explain the large number of dead or diseased trees on the site, some of which were felled by Dorset Council because they deemed them dangerous.
5. The West Dorset Tree Preservation department point out that the land on which Linden Lea, Sandyway, Wayside, The Stable House, The Old Rectory, 3 and 4 Angel Lane, and Angel Close, amongst many others in Langton Herring are built is all covered by a Group Tree Preservation Order issued in 1968 and this has not prevented building in these areas since 1968 and does not do so now.
6. The street view photograph and the aerial photograph included with the report are out of date and do not show the site as it is now, with the newly developed pub car park behind. The site is bounded on three sides by recent development. It is noted that some of trees that might have been thought to be covered by

the Group TPO were felled, apparently without objection, by the owners of the pub to facilitate the building of the pub car park. The street view of the land is very different to that in the report, which is misleading.