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Our Ref: TPO 238  
Contact: Jonathan Hazell  
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Date: 24 May 2018

Dear David,

**TPO 238 5-7 The Lakes, Bedford Road, Northampton, NN4 7SH**

Thank you for your letter dated 16 May in which you raise objections on behalf of your client, Shoosmiths LLP, to the confirmation of the above-named TPO.

The Order refers to one element of a cohesive and attractive landscape that has been designed and implemented to compliment the building and its setting. There are Norway maple "Crimson King" that, because of their colour and form, highlight the entrance to the vehicular access to the building, the avenue of limes draws the eye to the building (or perhaps away from the building's relatively uninspiring architecture and bold signage), and the hornbeam (running more or less from east to west) provide screening and shade for the car parking bays.

Your objections are under two broad headings, amenity and expediency, and our response to each of the broad points that you raise is as follows.

**Amenity**

Our contention when proposing that the Order be made was that the avenue of 14 lime trees was an integral part of a deliberately designed landscape and that the trees had been planted as a feature, presumably with a design life of up to 150 years. We recognised that a lime tree can achieve an ultimate height of 22 m and so the avenue will, in the future, be the dominant feature of the local landscape.

We also considered that the trees had significant public amenity: the car park to the frontage currently provides 176 staff parking spaces with a further 28 visitor places, and there are two footpath links to the building from The Lakes, each runs parallel to the lime avenue. The building must therefore receive a significant number of staff and visitors per day; in our opinion to assert that these people do not constitute "the general public" is wrong, and so we are of the opinion that the trees do, and will, provide a significant public amenity.

**Expediency**

We are happy acknowledge that the Order was served as a reaction to the threat contained in planning application N/2018/0482, and that the application has now been re-cast to remove that threat and to retain the lime trees. However, we do not consider that this is adequate justification to refuse to confirm the Order. We are aware of an extant consent (N/2017/0189) for a parking deck to the rear that remains unfulfilled, presumably because of

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cost, and if either the freeholder or leaseholder were to change then proposals to provide additional low-cost car parking spaces that will threaten the integrity of the avenue may well come forward once again.

Would you now be prepared to withdraw your objection to the confirmation of the Order? If so could you please advise me either in writing or by e-mail at [jhazell@northampton.gov.uk](mailto:jhazell@northampton.gov.uk)? If your objection were to stand then a report will need to be prepared for consideration by elected members at General Purposes Committee on 17 July, the thrust of our report would be to seek their consent for the confirmation of the Order which we believe to be "expedient in the interests of public amenity".

I trust that the above comments are of assistance. Please note, however, that they represent the views of an officer only and cannot prejudice any decision of the Council as local planning authority.

Yours sincerely,

A handwritten signature in grey ink that reads "J Hazell". The signature is written in a cursive style with a large, sweeping initial 'J'.

**Jonathan Hazell**  
**Project Officer: Arboriculture**  
**Regeneration, Enterprise & Planning**

Working pattern: 008:00 – 16:00, Tuesday to Thursday