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**Fw: Land south of King Edward Street**

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**From** Planning <Planning@northlincs.gov.uk>  
**Date** Wed 06/08/2025 14:32  
**To** [REDACTED]

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**From:** [REDACTED] Priestley [REDACTED]  
**Sent:** 06 August 2025 14:31  
**To:** Planning <Planning@northlincs.gov.uk>  
**Subject:** Fw: Land south of King Edward Street

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I would like to object to some of these changes on PA/2025/680

North Lincs Council (NLC) own arbitor states " the British Standard suggests 12 x stem diameter distances from trees and request that it be considered when determining the locations of these dwellings, and it maybe that the footprints may be adjusted slightly if there are any locations where this could be occurring "

This was not adhered to by NLC and the houses were to be built too near to my trees in the first instance but worse still they were built a further 0.9 metre nearer to my boundary. This was pointed out to NLC in my complaint 1 . With photographs showing cut tree roots and tree roots sticking out into the footings of these plots.  
As plots 1 & 2 are not in the same place as stipulated in

PA/2021/1136 then I presume 3,4 & 5 are no longer in the right position. So why have these new plans not been updated to show exactly where these properties are going to be ?

As NLC planning are already aware ree: my complaints 1 & 2 500 tons approx of soil has been removed from this LC11 site in October/November 2023 baring the roots of my trees. In my boundary are approx 20 very large trees including 3 x category B trees, 1 x Category C and the rest a mix of spruce, fir and leylandi trees. All over 40 + years of age with life expectancy of another 20 + years. This massive removal of soil including 15 - 23 cms from my tree root protection area caused a large spruce tree to list and had to be removed for safety reasons.

It is now July 2025 and still no soil replaced on this site.

There is no mention in any of the PA numbers about replacing the soil. Leaving my trees vunerabal to wind, rain and disease.

The NLC have not offered any assurance except to say it is a civil court case between me and the developer and yet :

In AWA Tree Consultants report they say " The higher value retention category B trees and groups should be retained, where possible, and incorporated into any new development design. It also goes onto say that the other category C trees and groups should be retained.

In fact Andrew Taylor ref PA/2021/1136 says biodiversity enhancement should be secured by retention of existing trees of high biodiversity value.

Yet NLC do not see the importance of my trees.

There is plenty about what is going to be planted in this PA but no mention of replacement of soil. This LC11 land is now down to marl in many places and the soil needs to be replaced on this site for drainage purposes otherwise the rainfall will run off onto surrounding properties.

This land is now covered in bricks and mortar and the surrounding land is covered in vegetation mainly thistle, ragwort and Japanese knotweed. It has never been cut back or tidied up and the vegetation is now taller than the heras fencing and most are now seed heads blowing everywhere.

How is this vegetation going to be removed?

In my tree report by Tree Generation he states that " the exposed roots will be in dangerous decline if herbicide or soil disturbance is used to clear vegetation prior to turfing .

So how is this going to happen ?

Finally the buffer zone. I object wholeheartedly with the proposed plan of this LC11 land with a much reduced and manicured area with footpaths. I cannot see how it can possibly reach biodiversity levels when so much of the buffer zone including agajnst my boundary has been turned over to lawn. This was and still is LC11 land. My garden is LC11 land and I have embraced it until September 2023. I have left my trees to grow and the birds love them. Jn summer the leylandii give shade to the many birds and squirrels that frequent the garden and in winter gives shelter. I was happy when I saw the original buffer zone especially the strip down my boundary. Planted correctly it would help with both noise and light pollution which once again will disturb wildlife . These houses are large and overbearing with balconies/ terraces at first floor levels. The original buffer zone is needed to conserve and enhance biodiversity. It should have no footpaths and people should only go on to it to maintain it otherwise the wildlife will not return . With the right trees and shrubs and NO footfall the wildlife will thrive. Other wise this big LC11 area will just be residential. The original buffer zone will enhance the visual amenity and wildlife value.

May I say that originally these properties were shown to have small gardens. I presume had they wanted larger gardens they would have built the 4 that was passed on pa/ 2015/0200

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