**From:** Caroline Morrey
**Sent:** 29 January 2019 15:50
**To:** Bob Neville
**Subject:** Application No: 18/01894/OUT - OS Parcel 4300 North of Shortlands and south of High Rock, Hook Norton Road, Sibford Ferris

Hi Bob,

I am sorry for the delay in sending through the comments regarding the above application.  Are you still accepting comments?  If so, my comments are as follows:-

The majority of the trees on site are to be retained.  They are located along the western boundary.  As long as the trees are properly protected during the development then they should not be affected adversely by the development.  T13 an oak tree will overhang the garden of property 14 and there may be future pressure to prune this tree.  An Arboricultural method statement with a tree protection plan should be produced detailing how the trees are to be protected during the development.  There is plenty of scope on the site for tree planting.  Details of the proposed planting should be submitted together with details of the proposed tree pits.

If consent is given please could you attach the following conditions:-

**C1        Submit Landscaping Scheme**

Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-

(a)      details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,

(b)      details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

(c)      details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.

[Reason CR1](#R11)

**C7        Retained Tree**

1. No retained tree shall be cut down, uprooted, damaged or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998: Recommendations for Tree Works.
2. If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted in the same place in the next planting season following the removal of that tree, full details of which shall be firstly submitted to and approved in writing by the Local Planning Authority.

In this condition a “retained tree” is an existing tree which shall be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) shall have effect until the expiration of five years from the date of the [insert].

[Reason CR1](#R11)

**C9**        **Arboricultural Method Statement (AMS)**

Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions shall be submitted  and should include a tree protection plant to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved AMS.

[Reason CR2](#R12)

**C21      Planting Pits (soft landscaped areas)**

         Prior to the commencement of the development hereby approved, and notwithstanding the submitted details, full details, locations, specifications and construction methods for all tree pits located within soft landscaped areas, to include specifications for the dimensions of the pit, suitable irrigation and support systems and an appropriate method of mulching, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details and specifications.

         [Reason CR1](#R11)

Thanks,

Caroline

**Caroline Morrey**

Arboricultural Officer (north)

Environmental Services

Cherwell District & South Northants Councils

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