

Caroline Ford

From: Charlotte Watkins
Sent: 12 March 2020 21:26
To: Caroline Ford
Subject: RE: 19/02958/F - Foul water tank and pumping station etc - Holiday Inn Express, Bicester

Caroline,

The general protection outlined for the hedgerow itself seems OK, my only concern would be that works should not occur as close as 1m to the hedgerow during the bird nesting season unless it has been checked first for nesting birds by a competent person. Should nests be present work could not commence until the last young have fledged. Working this close otherwise could cause disturbance which would be an offence.

Otherwise no issues.

Best wishes

Charlotte

Dr Charlotte Watkins

Ecology Officer

Tel: 01295 227912

Email: Charlotte.Watkins@Cherwell-DC.gov.uk

www.cherwell.gov.uk

Office hours: Monday and Wednesday mornings

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 10 March 2020 11:19
To: Iain Osenton <iain.osenton@cherwell-dc.gov.uk>; Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>
Subject: FW: 19/02958/F - Foul water tank and pumping station etc - Holiday Inn Express, Bicester

Hi Both,

Further to your comments made in terms of the above planning application (which proposed a removal of a hedgerow, storage and then its reinstatement), the applicant has now provided a response in the attached. They now advise that it is not necessary for the hedgerow to be temporarily removed and so propose a method statement regarding working within proximity to the hedgerow.

Could you review the attached and let me know your comments in response to this?

Many thanks,
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
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From: Emma Lancaster <emma.lancaster@quod.com>
Sent: 09 March 2020 08:17
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: 19/02958/F - Foul water tank and pumping station etc - Holiday Inn Express, Bicester

Caroline

Following further investigations at the site, I'm now advised by my client and the contractors that they consider the development can be carried out without the hedge needing to be removed temporarily during the works.

A method statement considering how the works will be carried out when working in close proximity to the hedge is attached. This details the establishment of a root protection buffer and how roots will be protected when working within the buffer.

I hope to be able to respond to the comments from the ecologist regarding external lighting shortly.

I have also picked up comments from OCC regarding the impact of the scheme on car parking – do these also need to be addressed? You haven't mentioned them but note they have been on the system a little while now.



Emma Lancaster
Director
07803 247 284
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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 02 March 2020 17:03
To: Emma Lancaster <emma.lancaster@quod.com>
Subject: RE: 19/02958/F - Foul water tank and pumping station etc - Holiday Inn Express, Bicester

Emma,

Further to the below, I don't think I have seen the additional information referred to yet. Can you advise when this will be with me? An extension of time beyond the 6th March 2020 may be required depending on when the information is likely to be with me.

I look forward to hearing from you.

Kind regards
Caroline

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From: Emma Lancaster <emma.lancaster@quod.com>
Sent: 19 February 2020 10:37
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: 19/02958/F - Foul water tank and pumping station etc - Holiday Inn Express, Bicester

Caroline

Thanks for advising me re your impending annual leave.

I've been promised the additional information by tomorrow AM, and I will get this to you as soon as I have received/reviewed it.

I'm able to agree the extension until 6 March, as requested.



Emma Lancaster
Director
07803 247 284
www.quod.com

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 19 February 2020 09:26
To: Emma Lancaster <emma.lancaster@quod.com>
Subject: RE: 19/02958/F - Foul water tank and pumping station etc - Holiday Inn Express, Bicester

Emma,

Further to the emails below, this is just to let you know that I will be on leave from the end of Friday (21/02) for a week returning on Monday 02/03/2020. If it is possible to receive your responses by the end of this Friday, I can send it out for further comment during the course of next week so I can pick up dealing with the application on my return. I would then hope that a decision could be achievable by Friday 06/03/2020. Would you be agreeable to an extension of time until that date?

If the information is received later, then I am likely to need further time to ensure I can seek comment and then prepare a recommendation report.

I look forward to hearing from you soon. Please accept that this advice is provided without prejudice to any formal decision the Local Planning Authority may make.

Kind regards
Caroline

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From: Emma Lancaster <emma.lancaster@quod.com>
Sent: 12 February 2020 14:15

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: RE: 19/02958/F - Foul water tank and pumping station etc - Holiday Inn Express, Bicester

Caroline

I will follow up again with my client and come back to you as soon as I can.

Kind regards,

Emma



Emma Lancaster
Director
07803 247 284
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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 12 February 2020 13:40

To: Emma Lancaster <emma.lancaster@quod.com>

Subject: RE: 19/02958/F - Foul water tank and pumping station etc - Holiday Inn Express, Bicester

Emma,

Following the emails below, I wonder whether you are in a position to respond yet? The Council's Ecologist has also expressed her agreement with the concern raised by the Arboricultural Officer regarding the storing of the hedgerow for later re-installment and the request for additional information. She advises that an estimate of how long storage is likely to be needed for will affect the likely success of this proposal. She would also advise that a plan for full replacement of the hedgerow would be needed to include a survey of species currently present and preferably to be of better biodiversity value to present should be required if the replanting does not work.

She has also raised a concern regarding the 6m lighting columns to the west of the site which are within or adjacent to the 'existing hedgerow to be retained' as these are likely to unavoidably cause an unacceptable amount of light spill into the hedgerow if sited in that location. Their relocation further into the car park and their number reduced would be beneficial.

I am also still awaiting a response from Thames Water.

I wonder if you would be agreeable to an extension of time to enable the outstanding matters to be resolved? Depending upon the likely timescale for a response relating to the above, an extension of time until next Friday – 21 February 2020 may be achievable.

I look forward to hearing from you soon. Please accept that this advice is provided without prejudice to any formal decision the Local Planning Authority may make.

Kind regards

Caroline

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From: Emma Lancaster <emma.lancaster@quod.com>
Sent: 05 February 2020 11:39
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: 19/02958/F - Foul water tank and pumping station etc - Holiday Inn Express, Bicester

Thanks for this Caroline – I will speak with my client and come back to you with a response to the points you raise.



Emma Lancaster
Director
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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 04 February 2020 17:04
To: Emma Lancaster <emma.lancaster@quod.com>
Subject: 19/02958/F - Foul water tank and pumping station etc - Holiday Inn Express, Bicester

Emma,

I have been working through the above application and I am still awaiting a number of consultation responses but I have sought the advice of the Council's Arboriculturalist given the proposals relating to the hedgerow. He has some concern that removing and replanting the hedge will not be a success and he has raised the following points seeking further detail:

The report doesn't mention the size of the trees forming the hedge, or how long the hedge has been there. My concern is the longer the hedge has been there, the higher the chance the roots are intertwined, increasing likelihood of root damage when being removed individually.

The report doesn't appear to include any information on how long the hedge will be in the temporary pit for, it also does not give any information on the soil structure within this pit, and how it compares to the current hedge location. On a side note, the hedge as I understand is a 15m section, however is referenced as a 10m section under 3 – Lifting and moving.

Non invasive exploration of rooting zones has been mentioned within the report, can further details be provided on what equipment will be used for this?

The report does not include the process for re instating the hedge back to its original position.

Are you able to consider this and provide a response? I am keen to ensure that this proposal will succeed, however in any event, it will likely be necessary to impose a condition to reinstate a hedgerow in the circumstance that this relocation fails given that landscaping to mitigate for the pumping station will be necessary in terms of visual impact.

I have also sought comments from our Ecologist as it also appears that the lighting scheme has changed?

I will chase other responses, including that of Thames Water and will be in touch if any further queries are raised.

I trust the above is helpful and I look forward to hearing from you. Please accept that this advice is provided without prejudice to any formal decision the Local Planning Authority may make.

Kind regards
Caroline

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