

Lynne Baldwin

From: Bob Neville
Sent: 01 March 2021 08:32
To: DC Support
Subject: FW: Planning notification for application reference: 20/03353/OUT

From: patrickprendergast@bucksplantcare.co.uk <patrickprendergast@bucksplantcare.co.uk>
Sent: 26 February 2021 11:42
To: Bob Neville <Bob.Neville@cherwell-dc.gov.uk>
Cc: Jonathan Emanuel <jonathan.emanuel@cherwell-dc.gov.uk>
Subject: RE: Planning notification for application reference: 20/03353/OUT

Hi Bob,

I have reviewed the submitted information and reviewed the documents on the planning portal again. Please note:

1. In the design and access statement dated June 2019 under arboriculture it states:

Arboriculture

6.43 A tree survey was undertaken by RPS Arboricultural experts. The tree survey assessed the individual condition of all trees identified on the site, and were categorised using the method explained in BS5837:2012. This method categorises individual trees, groups and woodlands in systematic way. Each tree, group or woodland is identified on the tree plan submitted in support of this application.

6.44 The protection and management of the trees at the site has been central to the design considerations of this scheme, and the building has been positioned so that these trees, including their root protection zones, are unaffected. From an arboricultural perspective, the proposal is considered to comply with the requirements of Policy ESD10 of the Cherwell Local Plan Part 1.

Yet the submitted Arboricultural report is dated Feb 2021. States

Tree Removal

- 7.11 It will be necessary to remove the majority of trees recorded during the survey in order to implement the proposals for the site. This comprises ten Category B individual trees (T1, T5, T6, T9, T10, T12, T16-18 and T23) and five Category C individual trees (T2, T3, T22, T24 and T25). It will also be necessary to remove three Category B groups of trees consisting of G1, G3 and G4.
- 7.12 Some sections of existing scrub / hedging also to be removed are two small sections of S2 and the entirety of S3.
- 7.13 The losses to existing trees are clearly high, however there is scope to replant both within the new development and within the wider site. Due to the numbers involved, it is recommended that replanting in order to compensate the loss be undertaken.

So to recap in 6.44 of the D&A the protection and management of the trees on the site has been central to the design considerations of this scheme and the buildings has been positioned so that these trees are unaffected. But in 7.11 of the current tree report dated Feb 2021 it states it will be necessary to remove the majority of the trees.....

2. Furthermore the report does not discuss the impacts of the scheme on the trees and no impact assessment plan was submitted.
3. Also there was no discussion about mitigating the loss and no landscape plan submitted.
4. Just to enlighten us of the contents of policy ESD10

Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment

Protection and enhancement of biodiversity and the natural environment will be achieved by the following:

- **In considering proposals for development, a net gain in biodiversity will be sought by protecting, managing, enhancing and extending existing resources, and by creating new resources**
- **The protection of trees will be encouraged, with an aim to increase the number of trees in the District**
- **The reuse of soils will be sought**
- **If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then development will not be permitted.**
- **Development which would result in damage to or loss of a site of international value will be subject to the Habitats Regulations Assessment process and will not be permitted unless it can be demonstrated that there will be no likely significant effects on the international site or that effects can be mitigated**
- **Development which would result in damage to or loss of a site of biodiversity or geological value of national importance will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site and the wider national network of SSSIs, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity**
- **Development which would result in damage to or loss of a site of biodiversity or geological value of regional or local importance including habitats of species of principal importance for biodiversity will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity**
- **Development proposals will be expected to incorporate features to encourage biodiversity, and retain and where possible enhance existing features of nature conservation value within the site. Existing ecological networks should be identified and maintained to avoid habitat fragmentation, and ecological corridors should form an essential component of green infrastructure provision in association with new development to ensure habitat connectivity**
- **Relevant habitat and species surveys and associated reports will be required to accompany planning applications which may affect a site, habitat or species of known or potential ecological value**

5. So I cannot see how this statement can be held up zones, are unaffected. From an arboricultural perspective, the proposal is considered to comply with the requirements of Policy ESD10 of the Cherwell Local Plan Part 1.

6. So with this layout all of this goes



It is clear that the trees were not considered sufficiently in the planning of this scheme. I suggest the layout is reconsidered in view of the above.

Regards

Patrick

Patrick Prendergast
D.H.E., M.Arbor. A., MCIHort., Tech. Cert (ArborA)

Bucks Plant Care Ltd

www.Bucksplantcare.co.uk

07952338564



Arboricultural
ASSOCIATION
Professional Member

From: Bob Neville <Bob.Neville@cherwell-dc.gov.uk>
Sent: 25 February 2021 16:18
To: patrickprendergast@bucksplantcare.co.uk
Cc: Paul Almond <Paul.Almond@Cherwell-DC.gov.uk>
Subject: RE: Planning notification for application reference: 20/03353/OUT

Hi Patrick

Please see applicant's response to your request for further information.

Please could you let me have any further comments you wish to make as soon as you are able, as I am currently in the process of preparing the recommendation on the application and it would be good to capture any such comments in the report as opposed to having to doing a further written update to committee.

Many thanks

Bob

Bob Neville MSc
Senior Planning Officer
General Developments Planning Team
Cherwell District Council
Direct Dial 01295 221875 Ext. 1875
www.cherwell.gov.uk

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instead to phone or email the Planning Service on 01295 227006: planning@cherwell-dc.gov.uk. For the latest information about how the Planning Service is impacted by COVID-19, please check the website: www.cherwell-dc.gov.uk.

From: patrickprendergast@bucksplantcare.co.uk <patrickprendergast@bucksplantcare.co.uk>

Sent: 03 January 2021 17:42

To: Bob Neville <Bob.Neville@cherwell-dc.gov.uk>

Cc: Paul Almond <Paul.Almond@Cherwell-DC.gov.uk>

Subject: FW: Planning notification for application reference: 20/03353/OUT

Hi Bob,

I am commenting on the above application from an arboricultural aspect.

I have studied the plans and the Arboricultural information, which is limited to the survey and constraints plan. A full tree report is required in line with BS5837 to include an impact assessment and tree protection plan.

Regards

Patrick

Patrick Prendergast

On behalf of Cherwell District Council

From: Jonathan Emanuel <jonathan.emanuel@cherwell-dc.gov.uk>

Sent: 16 December 2020 12:53

To: patrickprendergast@bucksplantcare.co.uk

Subject: FW: Planning notification for application reference: 20/03353/OUT

Jonathan Emanuel

Arboricultural Officer (north)

Environmental Services

Cherwell District Council

From: CDC Development Management <planning@cherwell-dc.gov.uk>

Sent: 10 December 2020 17:02

To: SSLS Arboricultural <ssls.arboricultural@Cherwell-DC.gov.uk>

Subject: Planning notification for application reference: 20/03353/OUT

Please see the attached letter for details. Regards Development Management Cherwell District Council Direct Dial 01295 227006 planning@cherwell-dc.gov.uk www.cherwell.gov.uk Find us on Facebook www.facebook.com/cherwelldistrictcouncil Follow us on Twitter @Cherwellcouncil

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