

**From:** [Planning](#)  
**To:** [DC Support](#)  
**Subject:** FW: 25/01346/OUT  
**Date:** 11 July 2025 12:46:31  
**Attachments:** [image001.png](#)

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**From:** Iain Osenton <iain.osenton@cherwell-dc.gov.uk>  
**Sent:** 11 July 2025 12:43  
**To:** Carlos Chikwamba <Carlos.Chikwamba@cherwell-dc.gov.uk>  
**Cc:** dcregistration <dcregistration@Cherwell-DC.gov.uk>; Planning <Planning@Cherwell-DC.gov.uk>  
**Subject:** 25/01346/OUT

Hi Carlos,

Desk based assessment.  
Comment – more information required.

In review of the AIA I have the following observations:

- The report includes preliminary tree protection plans however, doesn't appear to include a tree constraints plan, clearly showing the current site, trees with their BS category displayed on map, along with RPAs. Likewise, the report also lacks an impact assessment plan, which shows the same details in addition to a broken red line indicating tree removals or RPA encroachment. The inclusion of clear colour coding is a requirement of BS5837:2012 and is absent in the tree protection plans. When zoomed in, the current plans are difficult to interpret, it is therefore unclear the scale of impact from the proposal.
- Tree categories. BS5837 makes no provision for trees to fall in-between categories. Within the report, 6.1, references category B/C. A single category is required for these trees. Furthermore, the report lacks a clear summary of impact in relation to tree category, with category C trees being referred to as '15 trees and 4 groups' without specifying which trees this includes.

I'm afraid I can't consider the proposal in absence of the information as detailed above.

Regarding the proposal overall. I feel it is essential that dwellings within the proposal are built with sufficient space between them and existing dwellings, trees, hedgerows, to allow for both retention and enhancement of arboricultural features to both preserve and increase landscape visual buffers. I feel as much space as we can secure is required on the sites southern and western boundary to allow for sufficient tree retention, minimising RPA encroachment, and creating opportunity for tree/hedgerow planting.

Kind regards,

**Iain Osenton** BSc (Hons) MArborA.

Arboricultural Team Leader

Environmental services

Cherwell District Council

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