**From:** Caroline Morrey
**Sent:** 12 February 2019 16:01
**To:** James Kirkham
**Subject:** Application no:18/02147/OUT - Stone Pits, Hempton Road, Deddington

Hi James,

My comments regarding the above are as follows:

There are only a small  number of trees on site.  It looks like of the trees surveyed only 2 will be retained.  The trees to be removed have been categorised as C trees and should not normally pose a constraint to development.  The trees to be retained are category B trees.  The applicants will need to submit an Arboricultural method statement detailing how the trees and hedges to be retained are going to be protected during the development.  There is scope for planting trees within the development.  Details of the proposed planting should be submitted together with details of the tree planting pits.  Any tree pit within proximity to a hard surface/services should incorporate a root barrier.

Any consent should include 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 to include a tree protection plan shall be submitted 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)

**C20      Planting Pits (hard 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 purpose built tree pits and associated above ground features, to include specifications for the installation of below ground, load-bearing ‘cell structured’ root trenches, root barriers, irrigation systems and a stated volume of a suitable growing medium to facilitate and promote the healthy development of the proposed trees, 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)

**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)

If you have any questions, let me know.

Thanks,

Caroline

**Caroline Morrey**

Arboricultural Officer (north)

Environmental Services

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