From: Riley, Sam [<mailto:sam.riley@forestry.gsi.gov.uk>]

Sent: 21 May 2018 09:56

To: Planning

Subject: RE: Planning Application Consultation - 18/00825/HYBRID

Dear Sir/Madam,

DEVELOPMENT MANAGEMENT AND WOODLAND

Ancient woodland is an irreplaceable habitat.

National Planning Policy Framework paragraph 118 states:

"Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss."

The Forestry Commission is a non-statutory consultee on developments in or within 500m of ancient woodland - further details.

The Forestry Commission has prepared joint standing advice with Natural England on ancient woodland and veteran trees which we refer you to in the first instance. This:

•is provided in place of individual responses to planning consultations. We no longer respond to weekly planning lists;

•should be taken into account by planning authorities where relevant when determining planning applications,

•will provide you with links to Natural England’s Ancient Woodland Inventory, assessment guides and other tools to assist you in assessing potential impacts.

In the majority of cases this will provide the advice you need to help you make your decision about a development proposal. If you need further bespoke advice from us please contact your local Forestry Commission Area office.

In the wider planning context the Forestry Commission encourages local authorities to consider the role of trees in delivering planning objectives. For instance through:

•the inclusion of green infrastructure (including trees and woodland) in and around new development; and •the use of locally sourced wood in construction and as a sustainable, carbon lean fuel.

Yours Sincerely,

Sam Riley (BSc.)

Woodland Officer (Oxfordshire)

Forestry Commission England

South-East & London

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-----Original Message-----

From: [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk) [<mailto:planning@cherwell-dc.gov.uk>]

Sent: 17 May 2018 17:21

To: Riley, Sam

Subject: Planning Application Consultation - 18/00825/HYBRID

Please see attached consultation document.

Regards

Development Management

Cherwell District Council

Extension: 7006

Direct Tel: 01295 227006

<mailto:planning@cherwell-dc.gov.uk>

[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

Details of applications are available to view through the Councils Online Planning Service at <http://www.publicaccess.cherwell.gov.uk/online-applications>

Instructions on how to use the Public Access service to view, comment on and keep track of applications can be found at <http://www.cherwell.gov.uk/viewplanningapp>

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