**From:** Smith, Joe - Oxfordshire County Council <Joe.Smith@Oxfordshire.gov.uk>   
**Sent:** Friday, June 28, 2024 2:23 PM  
**To:** Hudson, Mary - Oxfordshire County Council <Mary.Hudson@Oxfordshire.gov.uk>  
**Subject:** RE: MW.0115/24 - another consultation

Hi Mary,   
  
Please see my comments below.

**MW.0115/21 Land at White Cross Farm, Wallingford, Oxfordshire**

These comments have been made from reviewing all the plans and information submitted with the application.

The applicant has submitted an Arboricultural Implications Assessment dated February 2022 including Tree Constraints Plans and Draft Arboricultural Protection Plans. More recently, the following plans have been submitted: Conceptual Restoration plan v3, Root Protection Zones, Proposed Soil Strip Phasing Plan v5 and Plan R25-8 Proposed Quarry Road Access Design v2 Revised March 2022.

Tree shown on the Tree Constraints Plans as T15 – T66 are trees within the highway and are owned by Oxfordshire County Council (OCC).

The Arboricultural Impact Assessment plan show the proposed access (exit point) onto the A4130 Nosworthy Way requiring the removal of T33. It appears that there is space for this access to be relocated slightly to the East allowing the retention of T33. There is a gap between T33 and T34 that would appear to allow the access to be constructed without encroaching into the root protection areas of these trees. Justification should be submitted to demonstrate why this change could not be implemented to allow the retention of this OCC tree.

The applicant should be aware of Policy 14 of the Tree Policy for Oxfordshire, which states ‘The County Council will seek compensation from any organisation or individual requesting removal of any public tree(s) related to an approved planning application that are the responsibility of the County Council. Compensation will be determined as calculated by Capital Asset Valuation of Amenity Trees (CAVAT)’.

The latest Proposed Soil Strip Phasing Plan v5 and the Plan ES21-5 Site Layout & Phasing Plans require amending, as there are inconsistencies between the location of Bunds 2, 1a and 1b shown on these plans and to the bunds shown on the Root Protection Zones Plan. On the Root Protection Zones Plan, the bunds are shown to avoid the RPAs of the adjacent trees, whereas on the other plans the bunds are shown to impact on tree RPAs.

The Conceptual Restoration Plan v3 shows the ‘Creation of Floodplain Grazing Marsh’ in the RPA of T70. The Stages of Excavation and Backfilling Plan also show works in the RPA of T70. No works should be permitted in the RPA of this tree and therefore the Conception Restoration Plan and Stages of Excavation and Backfilling plan should be amended to relocate all works from the RPA of this tree.

The above changes are required before determination of this application. In its current form I cannot support the proposal as its contrary to Policy ENV1 of the South Oxfordshire Local Plan and policies within the Tree Policy for Oxfordshire.

Once the above amendments are made, an Arboricultural Method Statement and Tree Protection Plan will be required to ensure the protection of retained trees. The following condition could be attached to secure this information prior to the commencement of development.

Tree Protection Condition:

Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

a) Location and installation of services/ utilities/ drainage.

b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.

c) Details of construction within the RPA or that may impact on the retained trees.

d) a full specification for the installation of boundary treatment works.

e) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.

f) a specification for scaffolding and ground protection within tree protection zones.

g) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.

h) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires

i) Boundary treatments within the RPA

j) Arboricultural supervision and inspection by a suitably qualified tree specialist

k) Reporting of inspection and supervision

l) Methods to improve the rooting environment for retained and proposed trees and landscaping

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with Policy ENV1 of the South Oxfordshire Local Plan, Policy 16 of the Tree Policy for Oxfordshire and pursuant to section 197 of the Town and Country Planning Act 1990.

Kind regards,

Joe Smith

**Senior Tree Officer (PES)**

**Tree Service**

Countryside & Tree Service

Environment & Circular Economy

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If your query is related to a street / highway tree, please log the enquiry on [Fix My Street Oxfordshire](https://fixmystreet.oxfordshire.gov.uk/).

If your enquiry is related to a **fallen tree or emergency**, please **call** the Highway Enquiries phone number **0345 310 1111**. More details are available on the [Oxfordshire County Council](https://www.oxfordshire.gov.uk/residents/roads-and-transport) website.

Read Oxfordshire County Council’s [Tree Policy](https://www.oxfordshire.gov.uk/residents/environment-and-planning/energy-and-climate-change/tree-policy-oxfordshire).

Are you interested in supporting newly planted trees? Maybe you could become a [Tree Guardian](https://www.climateactionoxfordshire.org.uk/actions/gardenbiodiversity/become-tree-guardian)

Are you interested in seeing more trees planted on streets in your community? Do you have an idea for a community tree planting project? Do you need some guidance on funding opportunities for tree, hedge or woodland planting? Find out more on the [Climate Action Oxfordshire](https://www.climateactionoxfordshire.org.uk/actions/gardenbiodiversity/start-community-tree-or-woodland-project) webpages.

I may need to take annual leave imminently and therefore there may be a delay in responding to your email.

If your enquiry is urgent and you require a response before my return, please contact Andy Lederer, Tree Service Manager - [andy.lederer@oxfordshire.gov.uk](mailto:andy.lederer@oxfordshire.gov.uk)