**From:** Smith, Joe - Oxfordshire County Council <Joe.Smith@Oxfordshire.gov.uk>   
**Sent:** Friday, July 26, 2024 9:08 AM  
**To:** Hudson, Mary - Oxfordshire County Council <Mary.Hudson@Oxfordshire.gov.uk>  
**Cc:** Lederer, Andy - Oxfordshire County Council <Andy.Lederer@Oxfordshire.gov.uk>  
**Subject:** RE: MW.0115/21 - Whitecross Farm

Hi Mary,

**MW.0115/21 - Whitecross Farm**

Thanks for your email.

Please see my comments below, in response to the agent’s email dated 8 July 2024.

T33: These comments are noted. If this application is approved, then the County Council will seek compensation from the applicant in relation to the removal of this tree, which will be secured during the S278 process. In accordance with Policy 14 shown below:

‘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)’.

Proposed bunding and RPZ’s: The plans that currently show bunding to encroach into RPAs should not be approved as part on any planning permission, as my understanding is that approved plans can be implemented, this would not be acceptable from an arboricultural perspective. Either the applicant should withdraw these plans so they are not approved, or as requested previously the applicant should amend the plans so that they are consistent with the Root Protection Zones Plan.

T70: Similarly to the comments above, either the following plans should be withdrawn as they show works within the RPA of T70 and must not be approved, or the plans should be amended to remove the works from the RPA:

* The Conceptual Restoration Plan v3
* The Stages of Excavation and Backfilling Plan

Overall: Whilst its acknowledged that the agent considers this could be addressed by a condition requiring an AMS, my view is that the plans with inconsistencies relating to the locations of bunding and other works in RPAs should not be approved plans.

Once the above matters have been addressed, relating to the inconsistencies in plans, the following condition will be required:

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

County Hall

New Road

Oxford

OX1 1ND