

# Planning Application Response

## Arboriculture

**To:** Mary Hudson  
**From:** Nick Mottram, Acting Environment and Heritage Group Manager  
**Site:** Land at White Cross Farm, Wallingford, Oxfordshire  
**Detail:** Notice of Submission of Further Information in relation to Application for Planning Permission Accompanied by an Environmental Statement  
**Reference:** MW.0115/21  
**Date sent:** 31st August 2022

**Recommendation: No objection subject to conditions.**

### Documents reviewed:

- Arboricultural Report - Arboricultural Implications Assessment (Feb 2022) by Nicholsons Lockhart Garratt
- *'Root Protection Zones - LRL/WAL/100' dwg (dated 15/07/2022)*
- *Root Protection Zones (RPZ) Cross Sections (dated 01/07/2022)*

### Arboricultural Comments

The Arboricultural Impact Assessment (AIA) supplied by Nicholsons Lockhart Garratt includes a Draft Arboricultural Protection Plan. This does not include details of the location of tree protection fencing, though it does identify general construction exclusion zones.

In response to comments made by consultees further information was provided by the applicant – notably plans above submitted in July 2022.

The plan provided titled *'Root Protection Zones Plan – LRL/WAL/100'* is an outline of proposed tree protection. It clarifies the distance between the proposed bunds and the outer fencing. The drawing is at a small scale and does not show individual or collective root protection areas. It confirms that the root protection zone of T70 will be outside the extraction area and will be protected by site boundary fencing. Annotations on the *Root Protection Zones Plan* state that “For the avoidance of doubt the RPZs will be marked out on site (using post and tape) prior to the commencement of operations. All extraction and bund construction will be sited outside of the marked out RPZs”. The use of post and tape does not follow the recommendations for fencing identified in the AIA.

The *Root Protection Zones Plan* indicates an offset distance of 8m for bund 1 in the west and 6m for bund 2 in the north of the site which is consistent with the recommendations of the AIA report. With respect to bund 2, assuming that the limit of extraction remains the same the bund seems to have been moved further south than is shown on the site layout / phasing plans, with the effect of increasing the offset to the root protection zone, and its southern edge reshaped.

The Cross Section drawing confirms that bund 1 will be at least 8m from the outer site fence as recommended in the AIA report - it appears to be about 9 – 10m offset. The Cross Section drawing does not cover bund 2 and bund 3 is not shown. The Cross Section A-A' for bund 1 would not apply to bund 2 as the overlap between extraction limit and bund edge is different.

Taken together the new Root Protection Zones and Cross Section Plans indicate that sufficient distance can be maintained between the trees to be retained and the limits of excavation / proposed bunding. However, the plans are not comprehensive and consistent. The new plans do not refer to the use of fencing of a type recommended in the AIA which remains a concern by allowing potential incursion into root protection zone during construction, maintenance and removal of the bunds. The discrepancy between these plans and the earlier phasing and site layout plans remains.

Whilst the actual distances are relatively small when considered at the scale of the whole site they are important in terms of protecting tree roots and should be confirmed as achievable and shown accordingly on final submitted drawings.

The discrepancy between the earlier and later drawings should be addressed and this can be done by condition if the scheme is approved.

#### Conditions

Should the Council determine to approve the application the following conditions are requested

1. Prior to construction commencing the applicant will submit for agreement by the County Council an updated Arboricultural Protection Plan or Plans that show at no less than 1:1400 scale the limits of extraction, the positioning of soil storage mounds, bunds, access points, internal tracks and other relevant features in so far as they relate to tree protection, the position and nature of tree protection fencing including identifying the nature of such fencing. Reason: to protect trees to be retained.
2. The limits of extraction and the positioning of boundary bunds and soil mounds shall be as identified on the Arboricultural Protection Plan. Reason: to protect trees to be retained.
3. An Arboricultural Method Statement (AMS) will be prepared and submitted to the County Council for approval prior to construction commencing. The implementation of the AMS will be overseen by a professionally qualified supervising arboriculturist. Tree protection fencing and ground protection where required as detailed in the agreed AMS will be installed prior to construction commencing, be confirmed by the supervising arboriculturist and, be maintained for the duration of the construction period. A report on the implementation of the AMS illustrated with photographs where appropriate will be submitted to the County Council on completion of the works. Reason: to protect trees to be retained.