**From:** simon@heatonsconsulting.com <simon@heatonsconsulting.com>
**Sent:** Monday, July 8, 2024 1:15 PM
**To:** Hudson, Mary - Oxfordshire County Council <Mary.Hudson@Oxfordshire.gov.uk>
**Cc:** 'Simon Rees' <s.rees@greenfieldenviro.co.uk>
**Subject:** Arboriculture/Trees - Wallingford S and G proposals

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Mary

As discussed – note regarding the above.

Tree T33

There are a number of detailed safety considerations/constraints and negligible scope for adjustment due to the required sight lines and the presence of a farm access on the northern side of the Wallingford By-pass. We are, as we are all aware, now close to determination of the proposals after a protracted period of consultation/determination.

In view of these points we consider that the level of potential benefit, of making access revisions after nearly 3 years of consideration, is unjustified – as the potential benefits of preserving this single tree (which does not appear to be of particular high value) would have too many potential knock on negative effects on an aspect of the scheme that has been found satisfactory and policy/design criteria compliant.

Proposed bunding and RPZ’s

Bunding shown on the RPZ plan and the commitment to implement RPZs, in compliance with planning controls, is the key point. All bunding shown on quarry proposals/indicative phasing plans is somewhat schematic and the scale of some of the drawings do not allow for fine measurement or detailed comparison. Proposed planning conditions will require RPZs to be pegged out and protected on-site and we are committed to all the RPZs and tree protection proposed across the site. We consider that substantial planning weight should be placed upon the RPZ proposals/plans and the ability to control this aspect through conditions dealing in specific details.

Indeed, the conditions proposed by Nick Mottram – August 2022 – deal with such matters under the auspices of an Arboricultural Method Statement. We are happy to comply with these requirements and are committed to the proposed RPZs.

Tree T70

To be absolutely clear – we are committed to protecting tree T70. This is reflected in the RPZ material and various of the plans, including the RPZ plan and the Soil Strip Phasing Plan v5. There will NOT be any excavation or backfilling in the RPZ of this tree. Planning condition can reflect our proposals to protect it and its RPZ.

In any case, tree T70 is already set in flood plain grazing land. The proposed end-uses simply reflect the fact that this tree will continue to be located in a more extensive area of flood plain grazing, which will be managed.

Tree T70 will therefore be protected throughout operations and will be a feature of the post restoration land-use pattern. As per the plans.

Overall

Our RPZ proposals are clear and can be subject of planning condition. The conditions and approach proposed by Nick Mottram are acceptable and can be delivered. Again, planning controls can be imposed, and Joe Smith has also suggested a sensible and appropriate planning condition that reflects the approach from Nick Mottram.

We do not consider that there is any justification for the submission of further drawings. We have made no fundamental changes and the intention to protect specified trees and employ RPZs is clear to the MPA and can be controlled by condition. The Arboricultural Method Statement and further details to be submitted under planning condition will provide the definitive details that will be required and enforced in regard to tree protection.

We are not wishing to be difficult or obstructive. Our points above reflect the practicalities of the stage that the determination of this application has reached. Planning controls will ensure the proper protection of trees and the restoration will deliver enhancement and further protection of trees and hedgerows.

Best regards

Simon

Simon Heaton

Planning Consultant

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