

Planning Committee 22nd April 2021 - UPDATE REPORT ADDENDUM

Agenda item 4 - 21/00252/FUL

Trees and landscaping

The Local Planning Authority's Tree Officer raised an objection to the application, 20.04.2021. The Applicant has considered and responded to the concerns raised by the Tree Officer (below).

The Local Authority's Tree Officer considers that the proposed building line is too close to the trees on the western boundary (adjoining the current car park) and that there is an insufficient landscape buffer on the frontage of the Site facing Woodcote Green Road.

The Local Authority's Tree Officer considers that the development is not in harmony with existing trees and that there is insufficient landscape provision to provide a strong enough buffer for the scale of the building. The new planting is welcomed, but there is a missed opportunity to make a genuine tree friendly development. The current scheme is both unsatisfactory and unsustainable in terms of its treescape management and design.

The Local Authority's Tree Officer refers to the Arboricultural Report produced by Ruskin's Tree Consultancy, dated January 2021 and strongly disagree with the modification of the root protection area of trees T26-T30.

The Applicant responded, 22.04.2021 and sets out that:

- The building line to the street frontage has been increased significantly (up to 16 metres)
- There is substantial additional tree planting proposed both along the western boundary and street frontage
- There is extensive areas of public realm (currently hard landscaping) that includes a double row of large trees to support a green buffer along Woodcote Green Road
- The proposal is designed to maximise use and retention of existing trees, with these integrated into the design to enhance the strong character of the area
- Significant landscape enhancements with use of native tree species bat and bird boxes and understory planning to benefit the ecological corridor.
- Proposals include 113 new trees (77 in previously refused application), with new trees focused predominantly along Woodcote Green Road and the western boundary
- Root Protection Areas proposed recognise British Standards and relevant adjustments for root protection areas
- Final decision on Root Protections Areas controlled by way of Arboricultural Method Statement condition
- Extensive areas of increased soft landscaping to protect existing trees and enhance their future growth when compared against current existing extensive hard landscaping

The Tree Officer responded to the above, 22.04.2021, maintaining an objection.

The Applicant has proposed a Capital Asset Valuation of Amenity Trees (CAVAT) approach, which assigns a capital value on trees. Any tree that is lost or damaged on Site during construction would attract a compensation amount based on the CAVAT calculation. This would be secured within the S106 Agreement, subject to planning permission being granted.

Affordable housing

The Applicant has provided a without prejudice offer of £1,500,000 (One Million Five Hundred Thousand Pounds), to meet the maximum reasonable level of affordable housing contribution. The offer, dated 21.04.2021, accompanies this Update Report Addendum.