

SC TREES ADDENDUM (27/08/2019)

LINNEY HOUSE GROUNDS - RECORD OF TREES RETAINED, LOST, PROPOSED TO BE LOST & PROPOSED COMPENSATORY PLANTING

Existing and extant tree losses and proposed mitigation (12/02275/FUL & 17/00230/FUL)			
<p>Approximation of the number of trees on site at the start of 2015: Using the applicants' arboricultural reports and the known losses as assessed by the SC Tree Team in 2015 (15-08-05-Breach) a clear interpretation of the numbers of trees originally occupying the site can be gained: 256 - Felled already (See below). +145 – remain (see Arb report OOTC/PC19/297 section 7.1). = 401 – TREES ORIGINALLY ON SITE.</p> <p>The SC Tree team's original conservative estimate was that in 2015 the site comprised a woodland with upwards of 387 trees. It should be noted that the Terry Merchant survey for application 12/02275/FUL which informed our original conservative assessment did not include a large section of the site where as more recent surveys do.</p>			
Date Approx.	Trees lost	Replacements'	Comments
24/05/2015	157	100 Agreed & planted in the winter 2015 -16 (Correspondence 11/12/2015).	See notes for breach of a 211 notice ref. 15-08-05-Breach (a) Some trees removed were already identified for removal in the details for application 12/02275/FUL and although conditions were still waiting to be discharged the Council did not pursue a breach of conditions. (b) Following the compensatory planting, the aftercare of the replacements has been poor with no effort to keep weeds down or to replace losses.
Winter 2015-16	99	183 – comprising: 87 standards - Conditioned 96 Whips in a woodland block – Conditioned Subject to 16/01796/DIS and reiterated in 17/00230/FUL	(a) The trees were felled as pre-commencement works for 12/02275/FUL (See 16/01796/DIS and Arb report OOTC/PC16/111/MS/Rev1 dated 09/10/2016). But no other site preparation work has followed. (b) Planting ref. OOTC/PC16/112 and addendum OOTC/PC16/112/AAD
<p>At this point the tree losses and tree gains can be seen to be in balance with a slight net gain, although this would in the long-term be calibrated by natural losses, thinning and management. E.G. ≥ 145 - existing trees retained. + 100 - whips planted as compensation for felling without a 211 notice. +183 – trees to be planted as compensation and mitigation as agreed under applications 16/01796/DIS and reiterated in application 17/00230/FUL. = 428 – The extant applications provide appropriate compensation and mitigation in line with the original approved concept for the development of housing within a woodland.</p>			

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Losses in aggregate that would be accrued by application 19/00826/FUL			
Date Approx.	New losses		Comments
Proposed in 19/00826/FUL	205	<p>Direct new Losses: 105 existing mature trees. 100 Whips – compensatory planting for felling without a 211 notice.</p> <p>Replacements’: <u>To date only an indicative landscape plan is offered for compensatory planting.</u></p>	<p>See the arboricultural report ref. OOTC/PC19/297 (Dated Jan/Feb 2018) section 7.1.</p> <p>These numbers do not include the loss of areas of compensatory planting agreed but undelivered in relation to felling executed under applications 16/01796/DIS and 17/00230/FUL. (See below).</p>
<p>With application 19/00826/FUL the tree cover lost both directly and through the loss of agreed compensatory planting provides a considerable erosion of amenity within a conservation area, which under the principle of net gain for habitat and amenity requires that a significant, binding and sustainable compensatory planting proposal should be a requisite for planning consent. (See CS6, CS17, MD2 & MD12 and section 197 of the Town & Country Planning Act 1990).</p> <p>Given the constraints of the site as introduced by the proposed development 19/00826/FUL it would be physically impossible to provide sustainable on site net gain in either numbers or quality of green infrastructure and woodland cover and there appears to be no realistic off site compensation available. (See SC Trees consultee comments dated 24.03.2019)</p> <p>Existing and proposed tree losses necessary to accommodate application 17/00230/FUL include:</p> <p>Direct & indirect tree losses:</p> <p>256 – Trees removed since 2015 = (157 TCA breach + 99 for 12/02275/FUL).</p> <p>+105 - Identified for removal in application 19/00826/FUL</p> <p>+100 - Trees planted as whips in compensation for the breach of the conservation area 211 notice. Note: these have not been acknowledged in the arboricultural report ref. OOTC/PC19/297 (Dated Jan/Feb 2018).</p> <p>=461 – Total actual & proposed tree losses to date, which numerically constitute a loss greater Than the original tree cover at the site and would be further compounded by the failure to deliver on the:</p> <p>+183 - trees identified for compensatory planting through agreement made under applications’ 16/01796/DIS and 17/00230/FUL which it appears would be reneged upon by the applicant if this new application gains planning consent.</p> <p>=644 – NET TREE LOSSESS (IN AGREGATE) BOTH ACTUAL, AND BY WAY OF COMPENSATORY PLANTING YET TO BE DELIVERED.</p> <p>Mature trees retained on site = 49 with compensatory planting as yet unspecified.</p> <hr/> <p>Currently, there has been considerable tree losses at the site, but these are sustainably compensated for under an existing extant planning consent (17/00230/FUL which was a re-submission of 12/02275/FUL). Having removed the trees permitted under application 12/02275/FUL the applicant now seeks to build upon those losses and introduce more tree removals whilst apparently reneging upon the two separate compensatory schemes that would have established a clear and robust belt of riparian woodland supplemented by 87 standard trees and 145 retained mature trees (428 trees in all).</p>			