

From:
To: [DCAdmin](#)
Subject: Fw: Reference: 2021/62/94552/E
Date: 16 March 2022 16:41:42

From:
Sent: 16 March 2022 16:36
To: richarda.gilbert@kirklees.gov.uk <richarda.gilbert@kirklees.gov.uk>
Subject: Reference: 2021/62/94552/E

Please see the attached letter and report.

Kirklees Council
PO Box B93
Civic Centre 3
Huddersfield
HD1 2JR

202 Barnsley Road
Denby Dale
Huddersfield
HD8 8TS

15th March 2022

Dear dc.admin@kirklees

Reference: 2021/62/94552/E

Proposal: Erection of 53 dwellings and associated works | Land at, Barnsley Road, Denby Dale, Huddersfield, HD8 8TS

Objection – impacts on unmapped ancient woodland and access

I am part owner of Tanner Wood, next to the proposed erection of 53 dwellings. I believe that the development would have a major effect on the woodland. It is important that the wildlife, trees and plants are protected from unnecessary disruption. The proposal of the high retaining wall with fence would interfere with the movement of wildlife and massively reduce the amount of sunlight needed for saplings and other plants, especially Bluebells. There is a in the wood and foxes are regularly seen. Only a few months ago, I saw a in the wood and there are bats along with all the other usual woodland creatures. I have owned the wood since 2004 and I have walked across the field (in the proposal) to access the wood on a daily basis. I am unable to do this anymore because of the locked gate that has been installed.

I live opposite the proposed entrance to the development, which I believe could be in a dangerous position. Myself, my neighbour and others park on the road side. I don't think such matters have been taken into consideration on the plans.

I ask that the council would take into account the issues I have raised and have a read of the enclosed report.

Yours sincerely

Effects on Tanner Wood and Wildlife Habitats

SUMMARY

The application does not properly consider the importance of the trees on the development site, or of the adjacent woodland habitat, Tanner Wood, to the east of the site, with regard to Local and National policies for Biodiversity, Landscape, Trees and Protected Wildlife.

The proposed development layout and landscaping therefore fails to fully address all the potential impacts on these material considerations, and consequently has not factored these into the layouts or proposed mitigations.

In terms of specific Local Policies, the proposal is not fully compliant with the Kirklees Housebuilders Design Guide SPD, June 2021, (Section 6.7 Landscape, Section 6.9 Trees, and Section 7.39 Biodiversity), Local Plan Policy LP30, and Local Plan Policy LP33. It is also not compatible with the TPO status of Tanner Wood.

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1. TANNER WOOD – HISTORY AND RECOGNITION STATUS.

Tanner Wood is mixed deciduous woodland, dominated mainly by mature Oak trees, many of which can be estimated from girth measurements at over 200 years of age. The woodland is shown in the same outline form as at present, on the OS maps surveyed in 1850, and this is noted in the Lithos Consulting report submitted with the application. This map can be viewed at: <https://maps.nls.uk/view/102345142>

The woodland is not currently listed on the 'Ancient Woodland Inventory', possibly because only sites over 2 Hectares have up to now been included.

There is considerable evidence that the woodland is Ancient:

- It was mapped as woodland in 1850, and contains Oak trees pre-dating this time.
- Several 'Ancient Woodland Indicator' plants including, English Bluebells, Wood Sorrell, Lesser Celandine, Wild Bilberry, and Holly, are all present. The Bluebells are abundant and are a Protected Species.

- The topography of the land – sloping significantly, and with streams running along both the longest boundaries East and West - suggests it has not been suitable as arable land, and will have been continuously wooded. The 1850 OS map shows the woodland surrounded by open farmland, as it is today, indicating it has never been subject to adjacent development, and has remained a long term habitat for wildlife.
- There are several mature Oaks in the age range 150-300 years, which exhibit characteristics of ‘Veteran’ Oaks, and these have been registered to be assessed/verified as such by The Woodland Trust.



Tanner Wood, in April – looking West



Bluebells in May

The importance of woodlands not currently listed on the ‘Ancient Woodland Inventory’ has been recognised in the **‘England Trees Action Plan 2021-2024**, published by the UK Government in May 2021, which states in section 3.12 that:

“we will introduce a new category of ‘Long Established Woodland’: woodlands that have been in situ since 1840, alongside ancient woodland. We will consult on the protections these woodlands are afforded in the planning system, recognising their high ecological and societal value”

Another commitment in the Action Plan (section 3.13) states:

"We will update the ancient woodland inventory to cover the whole of England. This will include mapping smaller ancient woodland sites of 0.25 hectares"

This means that in the near future Tanner Wood will be confirmed as either Ancient, or Long Established woodland.

Currently, Tanner Wood (lowland mixed deciduous woodland) is classed by Natural England as a 'Priority Habitat', as well as being listed on the National Forest Inventory. This is shown on the 'MAGIC' online map application sponsored by DEFRA and Natural England. Kirklees similarly considers this type of woodland as Priority Habitat.

The whole of the woodland, including the part (North-East corner) within the development site is included in the Kirklees Wildlife Habitat Network, and the surrounding area is all within the Pennine Foothills Biodiversity Opportunities Zone (Kirklees Policy LP30), and the Dearne Valley Corridor Strategic Green Infrastructure area (Kirklees Policy LP31).

The whole area of Tanner Wood adjacent to the development site is covered by a Tree Protection Order (TPO). This area is not owned by the developer. Some trees, although forming a natural part of the woodland, are on the development site, and are not covered by the Tanner Wood TPO.

2. PLANNING APPLICATION FORM

On the Planning Application form, the applicant has answered question 12 (b) on Biodiversity stating that there is no 'important habitat' on the development site, or adjacent to it. I believe this is incorrect, since Tanner Wood runs alongside almost the entire eastern boundary of the site, and is clearly an important woodland habitat for the reasons stated above.

3. TREES

The Kirklees Housebuilders Design Guide SPD, Section 6.9 states that:

"Planning permission will not be granted for developments which directly or indirectly threaten trees or woodlands of significant amenity. Proposals should have regard to the Wildlife Habitat Network, Habitats of Principal Importance and green infrastructure networks and consider the contribution that the trees and hedgerows make to the local distinctiveness of the area. Existing tree and landscape features should be incorporated into a scheme at the concept or initial design stage and sites should show a net gain in tree coverage"

An Arboricultural Report was carried out in August 2021 by AWA Tree Consultants which assessed all the trees within the site and those around the boundaries which could affect proposed development. Regarding trees along the Eastern/Tanner Wood boundary, 3 individual mature Oaks were given Category B rating, along with the group G14. The 3 individuals were T13, T16, and T19, and it was noted against all of these, that no maintenance works were required in the current context, with all being given life expectancy of >40 years (the highest level). In section 3.4.1 of this report it states that Category B trees should be retained where possible and incorporated into the development design.

In the Arboricultural Impact Assessment report of November 2021, which takes into account the proposed layout of the development, it is clear that the above advice has been ignored by the developer, since this report states that trees T13 and T19 should be removed. These are both Mature/potentially Veteran Oaks, which should be retained and could be included in a revised site layout, particularly as they lie on the very edges of the site, so would not impact the layout greatly.

T19 actually lies within Tanner Wood, on land not owned by the developer, and it is covered by the woodland TPO. In addition to any proposed removal or work on T19 requiring Kirklees Council approval, the private land owner will not be agreeing to its removal.

The Landscaping/layout document provided by Pegasus shows T19 as still being retained (contrary to the Arboriculture Impact report), but the extensive canopy of the tree as well as its Root Protection Area (RPA), are within the garden areas of proposed properties 10, 11, and 12. This is not acceptable, since the (TPO protected) tree would be under immediate and longer term pressure to have the canopy cut back, which could affect the long term health of the tree.

The Arboricultural Report by AWA states: *“The tree Root Protection Area (RPA), detailed on the Tree Constraints Plan at Appendix 5, should be used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority”*.

This advice seems to have been largely ignored by the proposed development layout, as can be seen in this table of the RPA threats for each of the affected Tanner Wood trees:

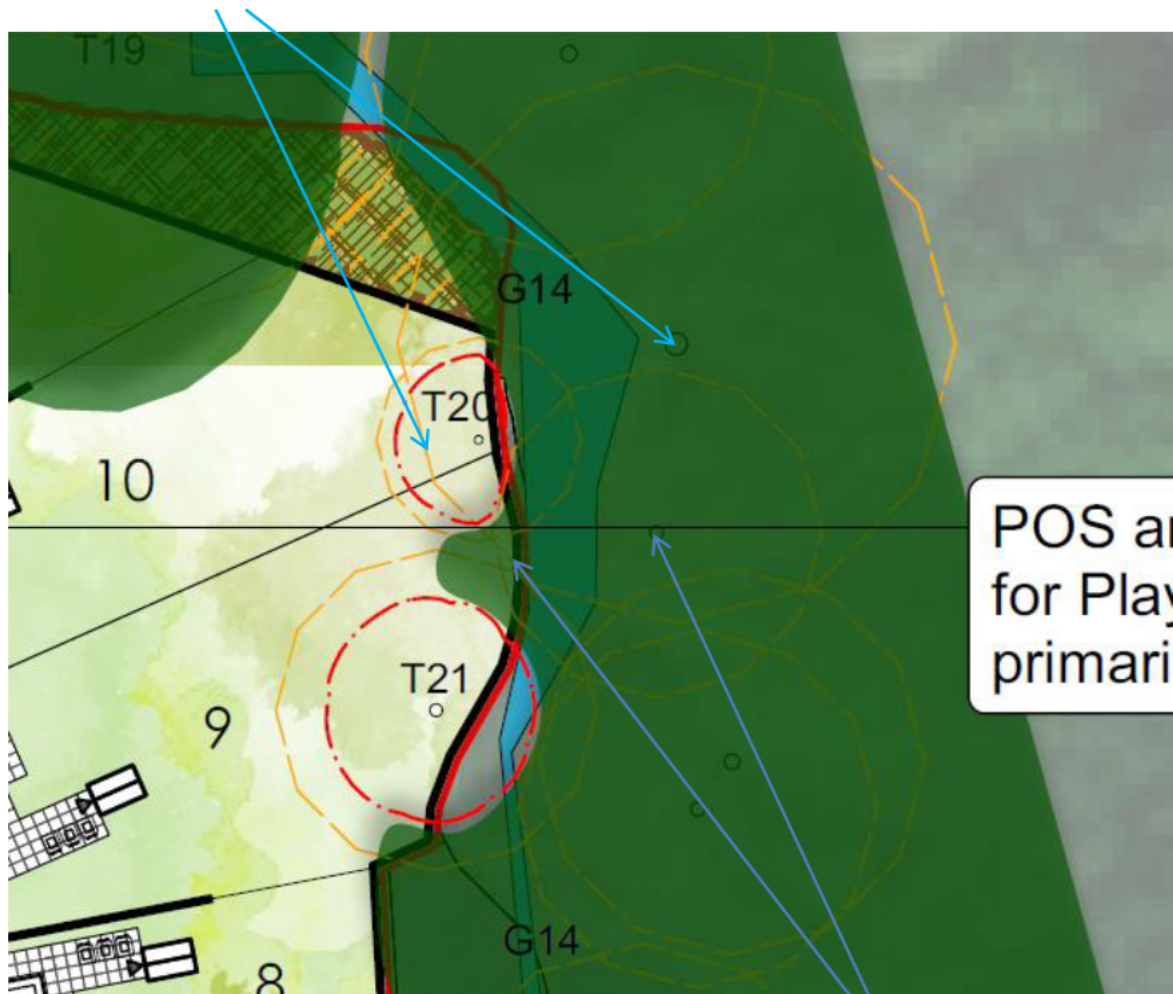
Tree	Location	Threats to Tree RPA's
T19 Oak	Adjacent to Plots 10, 11, 12	Ground level increased by 3-5 metres, New retaining wall 3-5 metres high. Underneath garden of plots 10, 11, & 12.
T18 Oak	Adjacent to Plot 12	Ground level increased by 5 metres, New retaining wall 5 metres high. Underneath retaining wall.
T17 Oak	Adjacent to Plot 13	Ground level increased by 5.5 metres, Foundations of new retaining wall 5.5 metres high at edge of RPA.
G14 Oak 'A'	Rear of Plot 9	Ground level increased by 3 metres, New retaining wall 3 metres high. Underneath garden of plot 9.
G14 Oak 'B'	Rear of Plot 10	Ground level increased by 3 metres, New retaining wall 3 metres high. Underneath garden of plot 9/10.
T22 Sycamore	Adjacent to Plot 7	Ground level increased by 3 metres, New retaining wall 3 metres high. Underneath retaining wall.
T23 Hawthorn	Adjacent to Plot 7	Ground level increased by 3 metres, New retaining wall 3 metres high. Underneath retaining wall.
T25 Horse Chestnut	Opposite Plot 1	Ground level increased by 1.8 metres, New retaining wall 1.8 metres high. Underneath retaining wall, and corner of new road.
G14 Oak 'C'	Rear of Plot 17	New 'Native Shrub spot planting' area (control of digging needed)
T16 Oak	Rear of Plot 15	New 'Native Shrub spot planting' area
G24	Rear of Plots 5, 6	Adjacent Ground level increase of 2 metres, and building of retaining wall 2 metres high

The Arboricultural Impact Report by AWA recognises in section 4.3.2 that *“Potentially damaging activities are proposed in the vicinity of retained trees”* but then goes on saying that *“encroachment into the RPAs of G14, T18, G24, T25, T26 and T27 is very minor and as such, it is unlikely that significant roots will be within these areas. These retained trees should remain largely unaffected by the works, provided care is taken during construction.”*

This is clearly not treating the RPA of retained trees as the priority, but is instead prioritising the proposed site layout.

In the area to the rear of plots 9 and 10, the threat to the RPA of G14 trees, and indeed the removal of 2 trees, T20 and T21, appears from the layout to be solely to provide much larger gardens for these houses than for neighbouring ones.

RPA of this G14 Oak would be cut through to build retaining wall for 3m of raised ground level



This G14 Oak also shown with RPA threatened by retaining wall building.

The most significant threat to tree RPA is from the proposed very significant increase in ground levels along the Tanner Wood boundary, which ranges from around 1.8m to 5.5m as shown on the ID Civils drawing Ref. 5212-C-D-9-02. This is the difference in ground levels indicated along where a retaining wall is shown:



Ground levels should not be increased above the root system of a tree, because any additional material built up above ground level will compact the soil beneath it, potentially compacting all the air pores in the 600 mm depth of soil that most roots are in, effectively suffocating the roots and thus affecting the vigour or stability of the tree. In this case the effect would be extreme, with compaction from up to 5500mm of additional soil above where the RPA lies.

The proposed retaining wall, up to 5.5m high in parts, holding back the additional mass of soil, would clearly have to be a very robust structure, most likely involving the digging of wide concrete strip foundations. Where this planned at the site boundary, with tree RPA's right next to it this will inevitably cause root damage.

In addition, the proposed retaining wall to the rear of Plots 5 to 10 is right on the boundary with Tanner Wood. It would be impossible to build this structure without damage to the woodland habitat, and risk of contamination to the watercourse running alongside.

Lastly, the overshadowing effect of a 5.5m wall topped by a 1.8m garden fence could be highly significant for the woodland floor areas along this boundary, particularly where the wall runs in a NW-SE direction behind plots 10-15. For more than half the day, sunlight could be completely blocked. The Woodland TPO which is in place includes not just trees, and saplings, but the natural regeneration of the woodland floor, without which the long term health of the woodland will be damaged. This does not appear to have been considered by either the Ecological Impact assessment, or the Arboricultural Impact Survey.

It also casts doubt on the success of any new Native Shrub spot planting in the areas shown on the Landscaping layout, as some of these lie in these heavily overshadowed areas.

To avoid these significant issues, the layout will need to be reviewed and amended, moving the increased ground levels, and retaining wall, away from the RPA's of all of the trees in the table above. This will affect Plots from 7 to 13.

If a new layout is proposed, then the construction details, including drainage behind the wall (French drain), and exact positioning of footings for a retaining wall should also be clearly identified, so that it can be verified that no damage to any protected tree RPA will be caused during construction.

As the Arboricultural reports are supporting the Application, and are intended to assist objective Planning decision making, it is worth pointing out that there appears to be some inconsistencies, and missing detail in these reports, which are stated as being carried out in accordance with (British Standard) BS.5837:2012.

The initial report (August 2021) gives descriptions of trees and woodland groups which are not the same in the Impact report (November 2021). In particular some important trees have been given different categorisation and amenity ratings as follows (changes highlighted):

AUGUST 2021

TREE / GROUP	PHYSIOLOGICAL	STRUCTURAL	AMENITY	RETENTION CATEGORY
G14	Good	Good	High	Category B
T13	Good	Good	Moderate	Category B
T19	Fair	Fair	High	Category B

NOVEMBER 2021

TREE / GROUP	PHYSIOLOGICAL	STRUCTURAL	AMENITY	RETENTION CATEGORY
G14	Good	Good	Moderate	Category A
T13	Fair	Fair	Moderate	Category B
T19	Fair	Fair	Moderate	Category B

As no further survey appears to have been carried out, what reason is there for some of this data, in Appendix 4 of all the AWA documents, having been changed?

There may be an explanation, but if so this should be stated in the report. Without this, it may appear that Trees T13, and T19, both proposed for removal, are being reported in a less favourable way, in the Impact assessment.

If the Arboricultural Reports had adhered to BS 5837 fully, with greater detail, then it may have helped with clear understanding of the ratings.

For example, BS5837, Page 8 – Table 1 shows how trees may be categorised both as individuals, and for their Landscape value within a group or woodland. There is also a subcategory for Cultural value. Thus subcategories within Retention value A, are A1, A2, and A3.

AWA consultants have not followed the Standard to this level of detail unfortunately, and had they done so then T19 and T13 for example may have been classified as A2, and therefore A, for being a natural part of the overall woodland.

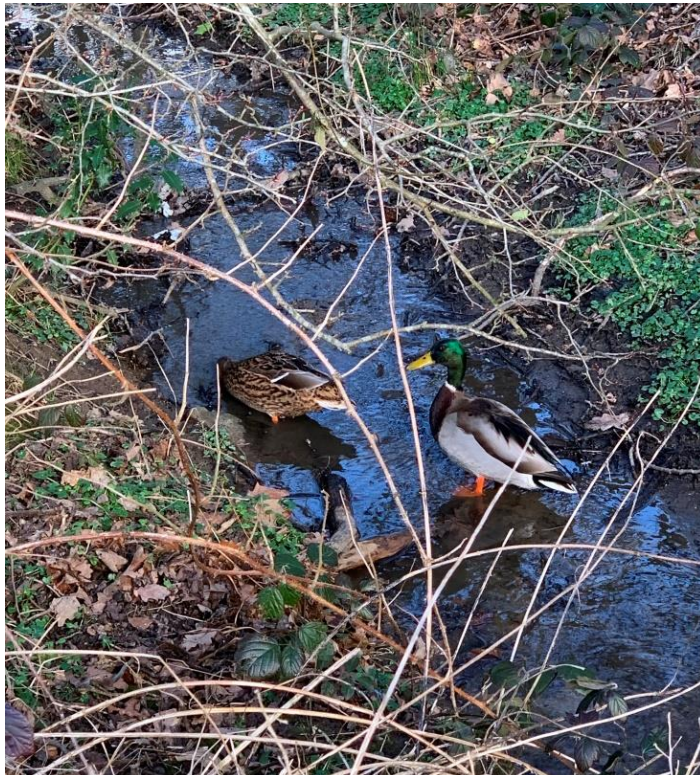
In addition, in BS 5837, the following paragraph relates to Categorisation and Life expectancy:

4.5.6 Trees of generally high quality and/or value which have a defect or defects that do not reduce their retention span below the suggested 40 year threshold, should be placed in category A, i.e. they should not be downgraded as a result of minor imperfections.

In the AWA initial report, Trees T13, T16, and T19 are reported with a Life expectancy of greater than 40 years, but are Categorised B. This is not explained in the report.

4. LANDSCAPE – Watercourse & Woodland

Hayley Well Beck



Section 6.7 of the Kirklees Housebuilders Design Guide SPD, states that there should be

“Consideration of the character of the site, features being retained and concepts behind design, space and planting for protecting, preserving and enhancing trees, vegetation, wildlife habitats, boundary treatments and historic landscape. Where sites include watercourses within/on the edge of sites, an undeveloped buffer zone to be included to allow space for water and wildlife and provide a connection into the wider green infrastructure would be appropriate”

Section 7.39 of the Kirklees Housebuilders Design Guide SPD, includes the following guidance for Biodiversity enhancement

“Protecting watercourses or other water environments adjacent to or within sites by incorporating measures including suitably sized natural buffers and controlling surface run-off during and post construction”

The proposal layout shows houses with gardens right up to the boundary of Tanner Wood; specifically houses 5, 6, 7, 8, 9, and 10. In addition to the unacceptable proximity to the woodland habitat, these properties are extremely close to the watercourse of Hayley Well Beck, which runs North into the River Dearne.

The following is an illustration of the size and proximity to the watercourse and woodland, of the current proposal:

A. Current view.



B. With proposed layout of retaining wall & fencing.



The wall is 3m high at this point, rising to 5.5m in the background on the right.

The wall is shown with the proposed 1.8m tall garden fence above it.

A 1.5m tall pole was used in situ, for scale, to create this visual – shown here.

The human outline shown is approximately 1.8m tall.

The observation point (looking west) for this visual is approximately here:



The separation distance from the proposed retaining wall and garden fencing to the watercourse is in some cases less than 1m, and at most under 6m.

It is alongside this watercourse that native woodland plants such as Wood Sorrell, and Lesser Celandine are currently seen, therefore protection of this habitat is a priority.

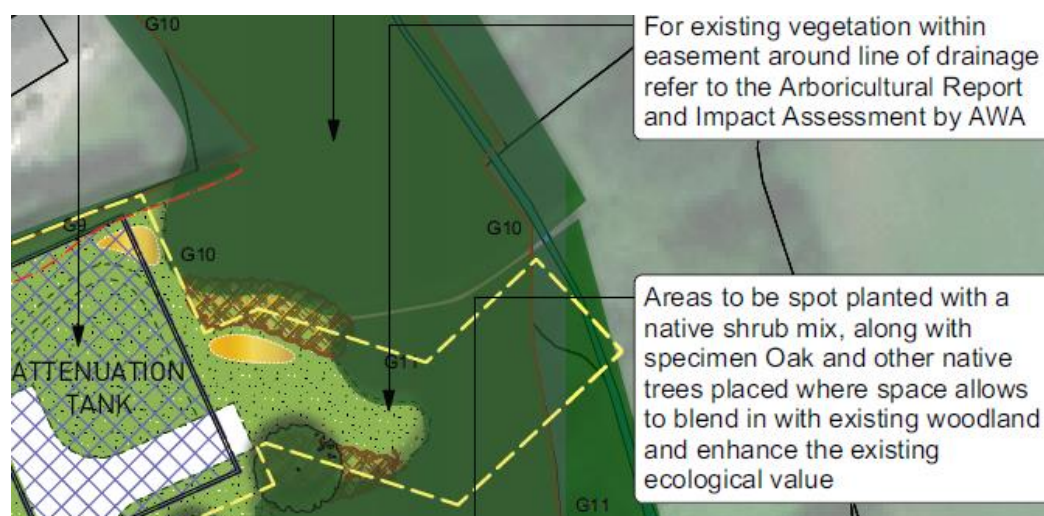
The risks to the watercourse appear most significant during the construction phase, as the proximity of the retaining wall position to the watercourse, combined with the need to install Tree protection fencing and contaminant prevention silt fencing, whilst allowing space to excavate wall foundations, make it seem inevitable that the watercourse will be contaminated and the banks damaged. Appendix 1 shows an illustration of this.

From the landscape perspective a buffer zone should be allowed for in this part of the development, to protect the watercourse, and flora, from human proximity, and the potential for the unintentional release and spread of invasive plant species from private gardens.

Another item relating to the Hayley Well Beck watercourse is the proposed 'easement' for Surface Water Management.

The discharge of the surface water easement shows an area extending outside the boundary of the development site, onto private property (over the red line between G10 & G11 in the below extract taken from the site layout/landscaping plan).

Permission for this has not been sought from the landowner. Therefore the easement must be moved so as to wholly lie within the development site.



A further concern is that the surface flood plan is showing that 465 litres per second will potentially run off the new development, and should the attenuation tank be full, then the full force of the load of water will overwhelm Haley Well Beck. In more minor incidents of this type, it seems likely the erosion of the watercourse banks may occur.

In this respect, there appears to be insufficient compliance with section C6.5 Exceedance Flow Management in the Design and Construction Guidance for foul and surface water sewers offered for adoption, under the Code for adoption agreements for water and sewerage companies operating wholly or mainly in England ("the Code"), Approved Version 2.1, 25 May 2021

5. BIODIVERSITY & WILDLIFE

Tanner Wood is an important habitat for Flora and Fauna.

5.1 Wild Birds

A wide range of Wild Bird species use the woodland, including some for nesting. Seven of the species observed are on the RSPB Birds of Conservation Concern 2021 Amber List: Tawny Owl, Sparrowhawk, Bullfinch, Song Thrush, Dunnock, Woodpigeon and Wren.

Others include - Great Spotted Woodpecker, Treecreeper, Nuthatch, Chiffchaff, Buzzard, Robin, Song Thrush, Long Tailed Tit, Great Tit, Blue Tit, Blackbird, Pheasant, Mallard, Woodpigeon, Jay, and Magpie.

These may not be in the wildlife records of West Yorkshire Ecology Service, but have been observed in Tanner Wood within the past year.

Wild Birds are barely referred to in the Ecological Impact Assessment submitted by Brooks Ecological, but Natural England guidance (<https://www.gov.uk/guidance/wild-birds-advice-for-making-planning-decisions>) published in January 2022, indicates that the site requires a Wild Bird Survey, as it affects/may affect:

- Natural habitat such as woodland
- Trees more than 100 years old / with a girth in excess of 1 metre (one on the development site, proposed for removal, and many off site in Tanner Wood)
- Amber list birds of conservation concern

5.2 Ecology

An Ecological Impact Assessment, by Brooks Ecological, has been submitted with the Application. The extract below identifies the woodland habitat as the one of high distinctiveness, and for which any losses should be addressed by adding 'same habitat'. Clearly in the case of mature trees, this cannot be achieved by mitigation such as replanting of saplings, therefore any loss of this habitat should be avoided.

Figure 3.2 Site Habitats as defined in Biodiversity Net Gain calculations – Site Baseline¹.

Ref	Habitats and areas			Habitat distinctiveness	Habitat condition	Ecological connectivity	Strategic significance	Suggested action to address habitat losses	Ecological baseline Total habitat units
	Broad Habitat	Habitat type	Area (hectares)	Distinctiveness	Condition	Ecological connectivity	Strategic significance		
1	Grassland	Grassland - Modified grassland	1.89	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	3.78
2	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.26	High	Moderate	Low	Within area formally identified in local strategy	Same habitat required	3.59
		Grassland - Other neutral grassland					Area/compensation not in	Same broad habitat area	

One of the risks to the woodland is noted as 'inappropriate use' which could be caused by people accessing the woodland from the new houses. Whilst there is garden fencing at the rear of all new houses, the fencing does not extend into the North-East corner beyond Plot 22, which could allow unhindered access to the woodland. There needs to be fencing (ungated) in this area, to

prevent public access into Tanner Wood, particularly the area that is privately owned – which is not part of the development site. See below where broken blue lines are garden fencing:



Similarly, any areas of unbuilt site land adjacent to the private woodland, which would be maintained by a Management Company, need to be clearly separated with a physical boundary from the TPO protected woodland to avoid unintentional, but potentially illegal damage.

The Ecological Impact Assessment report details potential impacts on the woodland, and wildlife, from Noise, Light, Pollution, and Construction Activity, along with a range of mitigation measures anticipated as Planning Conditions.

However, the report concludes that despite mitigation, there would be Negative effects on the Woodland / Stream during both Construction and Operation stages. For the Operation stage, this really means a long lasting, forever, effect. The report states that with the proposed layout “the Woodland is lacking significant buffer from the adjacent development, and will potentially suffer from littering, inappropriate use, and release of invasive species.”

The report summarises that: “The use of the Site once populated is likely to result in a minor increase in disturbance of the woodland despite mitigation measures”.

“Despite onsite mitigation and compensation, the proposed development will lead to a net loss for biodiversity in habitat units.”

This can only be viewed objectively as an unacceptable outcome, for a nationally recognised Priority Habitat, which is part of the Kirklees Wildlife Habitat Network, and lies both in a Biodiversity Opportunities Zone, and a Strategic Green Infrastructure area.

6. CONCLUSIONS & SUGGESTED ACTIONS

- The proposed development has undervalued the Priority Habitat of Tanner Wood, its wildlife, and its ecological and societal value. The current planned mitigations of the recognised development effects are inadequate, and will result in long lasting damage to this habitat, its trees and wildlife.
- Trees have not been appropriately considered in the development layout. The layout appears to have been given priority over the possible retention of trees around the perimeter of the site, some of which form a natural part of the woodland boundary.
- There are boundary/ownership issues where some trees are proposed for removal, including TPO protected trees, which lie outside the development site, on private land. This affects the currently proposed layout.
- There are very significant and completely unacceptable proposals concerning TPO protected trees in Tanner Wood being harmed by raising ground levels above RPA's, building retaining walls over and through RPA's.
- The combination of the retaining wall and garden fencing will in some places create a vertical structure up to 7.3m high positioned on the boundary of the woodland which will block all afternoon sunlight from reaching the woodland floor in areas along its west edge. The potential effect of this on the natural woodland regeneration of trees should have been considered and reported on in an Arboriculture or Ecological survey.
- Where there are retained TPO protected trees, currently under no external pressure on their normal growth & health, the proposed layout should have avoided the canopies extending over new gardens, so as to minimise short or long term pressure for pruning of branches, which would require Local Authority permission. The proposed boundary treatments will also require some canopies to be cut back due to the scale of the retaining wall and fencing.
- A Wild Bird Survey should be carried out, as required by recent (2022) guidance from Natural England.
- The position of the proposed surface water easement area needs to be altered to avoid neighbouring private land.
- Clear physical boundaries are required separating the parts of the retained woodland on the development from the TPO protected private woodland. These should be sufficient to inhibit inappropriate public access.
- To protect Tanner Wood, Hayley Well Beck, and the flora, and fauna present, as required by multiple National and Local policies and guidelines, a suitable and sufficient buffer zone must be incorporated along the whole length of the boundary with Tanner Wood. This zone should include trees and vegetation which can be retained with a modified layout, and supplemented by planting with native vegetation as a screen between the housing and woodland.
- The buffer zone, and tree/vegetation screen would reduce impacts from Noise, Light, and Human activity, reduce risks of invasive species spread, provide habitat for birds, and possibly maintain some of the otherwise lost foraging habitat for bats.
- As some of the significant issues identified above, involve necessary revised housing layouts, and associated matters, relevant updated submissions from the Applicant should be made available for further Consultation and Public comment before any decision on the outcome.

Taking the above points together, it is considered that the development - as currently proposed - does not accord with national and local planning policy, including (but not limited to):

- Paragraph 180 of the National Planning Policy Framework (NPPF, 2021) which states that *'When determining planning applications, local planning authorities should apply the following principles: ...development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.'*
- Local Plan Policy LP30, which states that *'Proposals having a direct or indirect adverse effect on a Local Wildlife Site or Local Geological Site, Ancient Woodland, Veteran Tree or other important tree, will not be permitted unless the benefits of the development can be clearly shown to outweigh the need to safeguard the local conservation value of the site or feature and there is no alternative means to deliver the proposal.'*
- Local Plan Policy LP33, which states that *'The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity. Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the Wildlife Habitat Network and green infrastructure networks.'* "

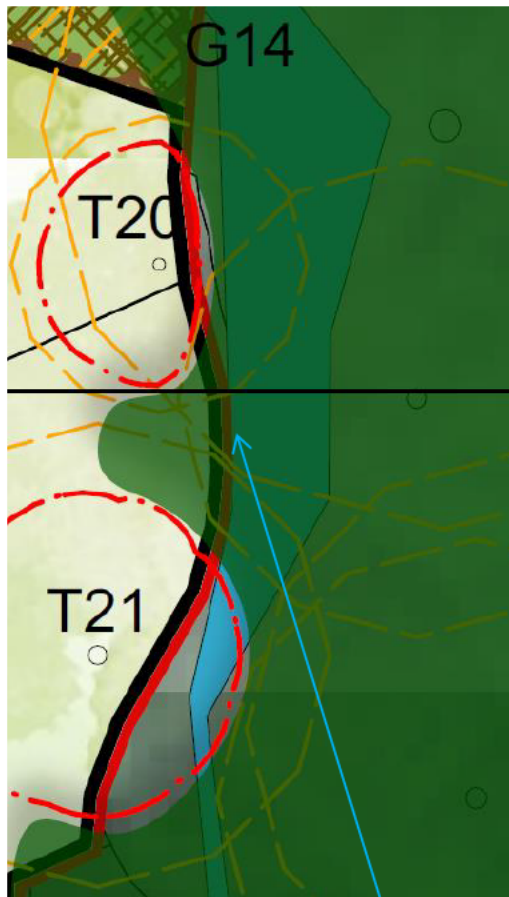
7. FURTHER QUESTIONS

There are some issues where no information, or insufficient detail, has been provided by the Applicant to allow for specific comments to be made:

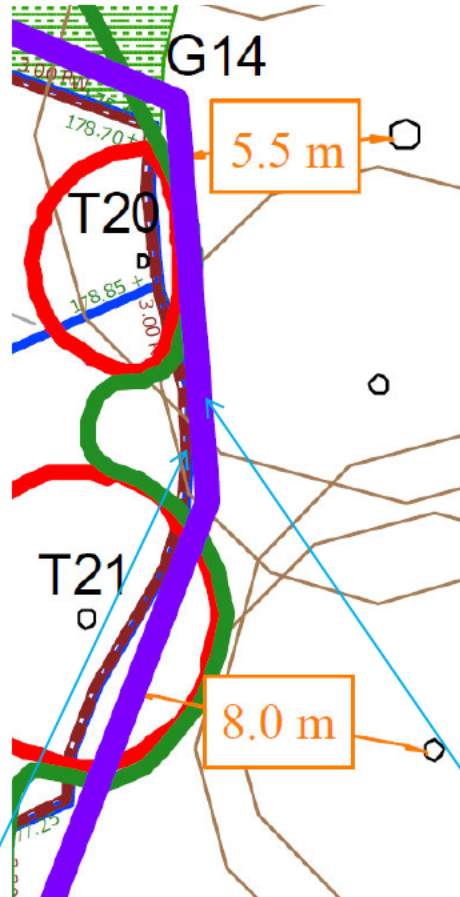
- What type of construction is the proposed retaining wall running along the east side of the site, what type of foundations would be used, and what is the proposed wall finish?
- For the very large volumes of soil that will need to be brought onto site for the proposed ground level raising, what Biosecurity checks will be in place to ensure that no invasive plant species are introduced which could spread and damage the woodland environment. For example Spanish Bluebells, Rhododendrons.
(<https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants>)

Appendix 1.

These extracts are from the Site Layout drawing, and the Arboriculture Method Statement:



Watercourse – Hayley Well Beck



Retaining wall

Tree protection fencing