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**From:** campaigning@woodlandtrust.org.uk  
**Sent:** 14/09/2020 09:53:21  
**To:** Planapps  
**Cc:** campaigning@woodlandtrust.org.uk  
**Subject:** FAO Niko Grigoropoulos - WT additional comments on application 20/01238/OUTMAJ

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Dear Niko,

The Woodland Trust would like to submit additional comment on this application – we hope you are able to take them into consideration as part of your decision.

There are several ancient/veteran oak trees recorded on the Ancient Tree Inventory that are likely to be affected by these proposals in their current form:

- T1: Veteran 150878
- T31: Veteran150883
- T33: Veteran 150884
- T34: Ancient 150885
- T127: Veteran 159632
- T128: Veteran 150908
- T133: Veteran 150906

T1, T34 and T127 are proposed to be felled in order to facilitate the proposals. T31, T33, T128 and T133 have not been provided with an appropriate root protection area as befits their veteran status. Ancient and veteran trees are afforded protection within the National Planning Policy Framework (Paragraph 175c) which states: “*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<sup>58</sup> and a suitable compensation strategy exists;*”

Footnote 58, defines exceptional reasons as follows: “*For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.*” The proposed development does not meet the criteria for wholly exceptional so should be refused on the grounds it does not comply with national planning policy.

As such, the Trust recommends that the above ancient/veteran trees are retained, and afforded an un-encroached root protection area of 15 times the stem diameter, or 5m beyond the canopy edge (if that's greater) in line with Natural England's Standing Advice.

We hope our comments are of use to you; if you would like to discuss any of the points raised above further please do not hesitate to get in touch.

Kind regards,  
Nicole Hillier

**Nicole Hillier**  
**Campaigner - Woods Under Threat**

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Cases involving woods and trees under threat can change and evolve during the planning process due to a wide variety of reasons. Where a development involving ancient woods or veteran trees no longer remains a threat due to changing circumstance surrounding said application and based upon professional judgement steered by our conservation research, the Woodland Trust withholds the right to withdraw or amend its objection and review its approach.

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