

Supplemental Items for Western Area Planning Committee

Wednesday 23 November 2022 at 6.30pm
in Council Chamber Council Offices
Market Street Newbury

Part I

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| (1) | Application No. and Parish: 21/01097/COMIND Land at New Barn Farm, Wantage Road, Lambourn | 3 - 12 |
| | Proposal: | Construction of woodchip surfaced gallop with rails and associated landscaping and mitigation planting (part retrospective) |
| | Location: | Land at New Barn Farm, Wantage Road, Lambourn, West Berkshire |
| | Applicant: | Mr J Osborne |
| | Recommendation: | To delegate to the Service Director of Development and Regulation to REFUSE PLANNING PERMISSION for the reasons listed in Section 8.1 of the report. |

Sarah Clarke

Service Director (Strategy & Governance)

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Democratic Services Team on

e-mail: executivecycle@westberks.gov.uk



WestBerkshire
C O U N C I L

Supplemental Items
Western Area Planning Committee to be held on Wednesday, 23 November 2022
(continued)

Further information and Minutes are also available on the Council's website at
www.westberks.gov.uk

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Stephen Chard on telephone (01635) 519462.

Agenda Item 4.(1)

WESTERN AREA PLANNING COMMITTEE 23 NOVEMBER 2022

UPDATE REPORT

Item No: (1) **Application No:** 21/01097/COMIND **Page No.** 37-47

Site: Land at New Barn Farm, Wantage Road, Lambourn, West Berkshire

Planning Officer Presenting: Cheyanne Kirby

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: Harry Dunlop

Applicant/Agent speaking: Jamie Osbourne

Ward Member(s): Howard Woollaston

1. Mitigation Woodland Planting Scheme

During the course of the application a mitigation woodland planting scheme was submitted (October 2021); the agent has requested that this be added to the update sheet for reference to ensure that it is consideration for the committee.

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CIR/P21-0131/AJ

4th October 2021

Cheyanne Kirby
Planning Services
West Berkshire Council
Council Offices
Market Street
Newbury
RG14 5LD

PP-09609272

Dear Cheyanne,

Town and Country Planning Act 1990
21/01097/COMIND: Mitigation Woodland Planting Scheme
Full planning application for construction of woodchip surfaced gallop with rails and associated landscaping and mitigation planting (part retrospective)
Land to the South and Southwest of New Barn Farm, Upper Lambourn, Berkshire

I write to you in respect of planning application reference 21/01097/COMIND, currently under consideration by West Berkshire Council.

Following careful consideration of consultee responses received during the planning application process, our client wishes to elucidate their intentions to deliver additional mitigation woodland creation on and immediately adjacent to the application site.

As Officers will be aware, a comprehensive Landscape Mitigation Strategy (ref: P20-0131_02) was submitted in April 2021 in support of the current application. The Landscape Mitigation Strategy proposes landscaping totalling almost 1.5 hectares of new planting, strategically located at various points along the gallop to serve as vegetive screening/buffer, biodiversity enhancement and as general landscaping improvements.

Notwithstanding the above, it is our client's intention to create additional woodland on their land (over and above that already proposed as part of the Landscape Mitigation Strategy) which we now formally submit to the Local Planning Authority for consideration.

Accordingly, please find enclosed the following supporting document at **Appendix A**:

- **Mitigation Woodland Planting Scheme**; inclusive of a planting schedule, as well as a planting and maintenance strategy.

PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

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As Officers are aware, a cleared passage was created through a section of Lynch Wood in 2020 to accommodate the south-eastern length of the gallop with associated waiting area at the end. The trees felled will be utilised for wood chippings, to be used during the formation of the gallop surface. The area of tree felling in Lynch Wood was estimated to total around 0.5 hectares with an approximate tree species mix of 40% common ash, 30% sycamore, 15% hazel, 10% hornbeam and 5% of other species.

It is acknowledged that various consultees, including the Local Planning Authority's Tree Officer and Forestry Commission, have expressed regret in their comments at the loss of trees within Lynch Wood. The level of strong feeling on this matter is acknowledged. It is also fully accepted that appropriate mitigation is required to directly mitigate the loss of trees felled in 2020, which may take the form of compensatory planting and new woodland creation to make the overall impacts of the proposed development acceptable.

The enclosed Mitigation Woodland Planting Scheme totals over 4.17 hectares with the five proposed woodland compartments comprising a mix of native species, which would be planted at an approximate density of 1100 trees per hectare. As set out within the enclosed Mitigation Woodland Planting Scheme, a 10-year Maintenance Plan would be closely followed to ensure the vitality and longevity of the newly created woodland so that it can become well established.

The proposed Mitigation Woodland Planting Scheme, which is intended to be delivered alongside the previously submitted Landscape Mitigation Strategy (ref: P20-0131_02), would combined deliver a total of approximately **5.7 hectares of woodland** north of Lambourn. This would significantly exceed the comparatively smaller area of felling in Lynch Wood, which was estimated at circa 0.5 hectares, demonstrably taking the level of mitigation much further than merely compensating like-for-like for the approximate number of trees lost in 2020.

The enclosed Mitigation Woodland Planting Scheme, which is intended to be delivered in association with the development subject of this application, constitutes **substantial mitigation** to address the trees felled within Lynch Wood. This is in addition to actively enhancing biodiversity, introducing new wooded wildlife corridors linking existing woodland areas and establishing a greater expanse of native woodland to the north of Lambourn.

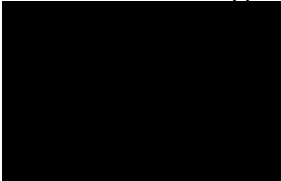
The benefits of the mitigating woodland creation can be readily secured by planning condition (for instance, a Grampian condition to secure the proposed off-site woodland creation for the compartments falling outside the application site). We would be pleased to discuss the precise condition wording and condition "triggers" with Officers to secure the delivery of this substantive mitigation woodland planting proposals, and to provide the level of surety Officers require to lend their support to the proposals.

We trust that that the above and enclosed are clear and help demonstrate that not only would the proposals bring about substantial mitigation for the loss of the trees at Lynch Wood, but also deliver significant arboricultural/silvicultural, ecological and landscape

benefits for the long term, coinciding with the wider economic and cultural benefits associated with the gallop subject of the current planning application.

I would be pleased to discuss the above with you at your convenience once you have had opportunity to review. Should you have any queries or if any additional clarification is required, however, please do not hesitate to contact me.

Yours faithfully,



Adam Jones
Planner

Email: Adam.Jones@pegasusgroup.co.uk

APPENDIX A – MITIGATION WOODLAND PLANTING SCHEME

Old Malthouse Stables

Proposed mitigation planting scheme (Woodland Creation)

Cpt. 1 (0.62 ha)

Beech	40%
Sycamore	30%
Hazel	10%
Field Maple	5%
Wild Cherry	5%
Spindle	5%
Wild Service Tree	5%

All plants to be 40/60 cm BR, planted at 3m x 3m (1100/ha) with all plants protected by 1.5m bio-degradable tubes (not available until 2022/23 season).

Cpt. 2 (0.81 ha)

Beech	10%
Sycamore	10%
Hazel	40%
Field Maple	20%
Hawthorn	5%
Spindle	5%
Whitebeam	5%
Crab Apple	5%

Cpt. 3 (0.62 ha)

Beech	40%
Sycamore	30%
Hazel	20%
Spindle	5%
Crab Apple	5%

Cpt. 4 (0.40 ha)

Beech	10%
Sycamore	10%
Hazel	40%
Field Maple	20%
Hawthorn	5%
Spindle	5%
Whitebeam	5%
Crab Apple	5%

Cpt. 5 (0.72 ha)

Beech	40%
Sycamore	30%
Hazel	10%
Field Maple	5%
Wild Cherry	5%
Spindle	5%
Wild Service Tree	5%

Due to the availability of bio degradable tubes, we recommend that the planting be carried out during the 22/23 season, we have reserved 50,000 of the tubes for delivery in October 2022.

The use of truly bio-degradable tubes will greatly reduce the use of plastics in the countryside and will negate the need to collect and dispose of the tubes when they have served their purpose.

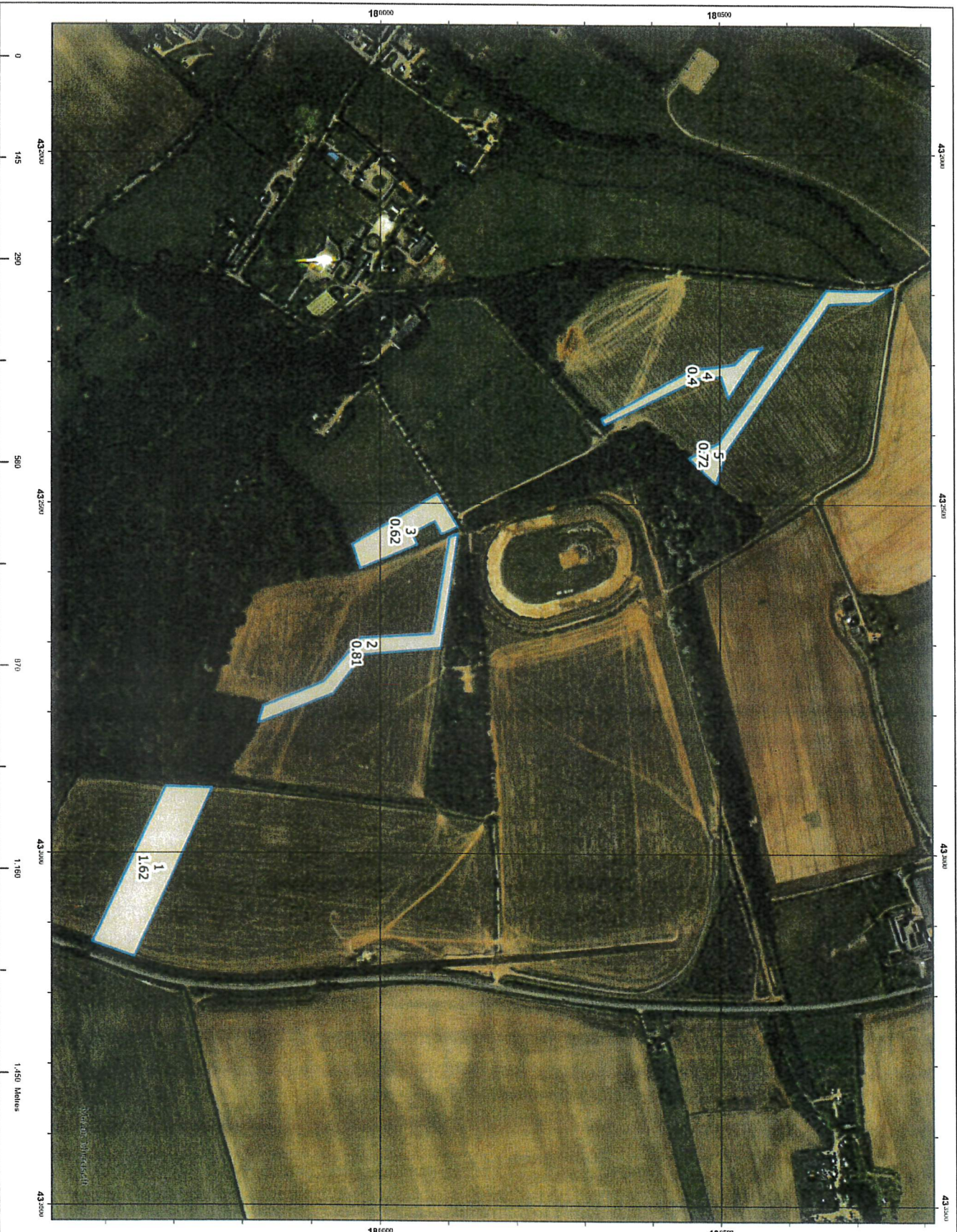
However, the cost of the new bio-degradable tubes is significantly higher than the plastic ones which may have a bearing on phasing the planting over one or two seasons.


Maintenance

A 10 year maintenance plan will also be implemented with all new planting being chemically weeded with Glyphosate from years 1-5.

Regular inspection of tubes and stakes will be needed and any broken, damaged materials being replaced from years 1-10, together with any plant replacements that are needed from years 1-3.

Formative pruning and squirrel control will also be carried out until all trees are established, with squirrel control needed from year 10.




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Old Malt House Stables
 Woodland Creation
 Mitigation Planting

Legend
 Woodland Creation
 Mitigation Planting

Scale: 1:5,300 @ A3
 Date: 25/08/2021
 Drawn by: Charles Hunt

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