

APP12

Proof of Evidence Summary

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1st April 2021

LPA Ref: **20/01238/OUTMAJ**

PINS Ref: **APP/W0340/W/20/3265460**

Our Ref: **APP12-14281-AppealProof-Summary-CA**

1. I am instructed by Bloor Homes Limited to provide a Proof of Evidence relating to the Appeal and Public Inquiry ref: APP/W0340/W/20/3265460, concerning the decision by the West Berkshire District Council (WBDC) to refuse the planning application on land at Sandleford Park, Newbury.
2. I was the principal author of the original Arboricultural Assessment and Method Statement and Tree Protection Plans and have visited the site three times during the course of my instruction.
3. I can confirm that the evidence which I have prepared and provide for this Inquiry is true and I confirm that the opinions expressed are my true and professional opinions.
4. I prepared an arboricultural impact assessment and method statement report and tree protection plan using the Land Use and Access Parameter Plan reference 191211-14-273-3A (PP02 Rev1) provided to me by the planning consultants on the 11th December 2019. This plan formed the basis for my tree protection plan reference **14281-BT12a-f**. I was asked to update the tree protection plan by the client to clarify the trees proposed for removal along the Monks Lane boundary. The plan reference for this update is **14281-BT13a-f** and accompanying report **14281-AA8-CA** dated 9th October 2020 (APP11 - Appendix 2)
5. Further to the comments from the LPA, and as part of the ongoing design considerations for the site, and to assist the Inspector, I have prepared a revised schedule of trees proposed for removal, which forms the basis of an updated report **14281-AA9-CA-DRAFTforInquiry** and tree protection plan **14281-BT15a-f** (APP11-Appendix 3). This revision considers the design of the valley crossing, the school extension, and veteran tree management.
6. All the high category trees and woodlands will be retained and protected in this proposal. The majority of trees to be removed are well within the site, and are close to retained trees that will buffer the initial impact, and their loss will have no significant impact on the present character of the area. There is plenty of space for tree planting and a comprehensive new tree planting scheme is included as part of the proposal.
7. In my professional opinion both the submitted tree report, and the updated revision provides a full and detailed analysis of the issues, complies with BS5837:2012 (APP11 Appendix 1), and demonstrates how the retained trees can be protected during construction without detrimental impact on their health or diminution to their contribution to the character of the area.
8. In my professional opinion no veteran trees or ancient woodland will be lost or detrimentally impacted by the proposals.