

ADDENDUM REPORT PLANNING COMMITTEE 06/12/2012

Item: 6.1

Site: Plym Valley

Ref: 12/01712/FUL

Applicant: National Trust

Pages: 13-26

Since the time of writing the report further letters of representation have been submitted and also two online petitions have been started and are on going. As of writing this Addendum report (05/12/12 8:00am) a petition in support of the proposals has 575 signatures and a petition in objection has 85 signatures. In addition 33 letters of support and 11 letters of objection have been submitted.

Two new issues have been raised:

1. Compliance with the Planning Policy Statement 9 on Biodiversity and Geological Conservation and in particular development in Ancient Woodland.
2. The need for site management for litter and policing

Planning Policy Statement 9 was revoked in March 2012 upon the introduction of the National Planning Policy Framework. A similar statement can be found within this document which reads;

'planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss;'

In the case of the proposals in Plym Valley, officers consider that the integrity of the ancient woodland habitat would not be affected by the proposals and there would therefore not be a loss or deterioration of this habitat. In addition the proposals would result in an overall net gain in biodiversity by delivering woodland specific biodiversity enhancements that would provide improvements to the ancient woodland habitat. Below is a Natural England definition for ancient woodland.

'Ancient woodland in England is defined as an area that has been wooded continuously since at least 1600 AD. 'Continuously wooded' in the above definition does not require there to have been a continuous physical cover of trees and shrubs across the entirety of a site. Open space, both temporary and permanent, is an important component of woodlands. Habitats such as glades, deer lawns, rides, ponds and streams, as well as gaps created by natural disturbance, may all occur within woodland and add to its diversity.'

In most, if not all ancient woods, the trees and shrubs have been cut down periodically. The time between the felling occurring and the tree canopy being re-established will vary depending on the management regime, and regrowth may be delayed by deer grazing or other factors. Provided that the area has remained as woodland, the stand is still considered ancient. Since it may have been cut over many times in the past, ancient woodland does not necessarily contain old trees.'

In terms of site management a condition is suggested for the National Trust to submit a site management plan before the tracks are brought into use, this will cover issues such as litter and maintenance. In addition to the site management condition, a further condition is also considered in order to ensure the protection of trees during the construction period.

SITE MANAGEMENT PLAN

Prior to the commencement of the development hereby approved, a detailed site management plan for operation of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be operated in accordance with the management plan.

Reason:

To protect the residential and general amenity of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

ARBORICULTURAL METHOD STATEMENT

No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall detail how the trees which are not marked for removal are to be protected during construction. It shall include measures for protection in the form of barriers to provide a 'construction exclusion zone' and ground protection in accordance with Section 6.1 of BS: 5837:2012 Trees in relation to Design, Demolition and Construction - Recommendations. The measures contained in the approved statement shall be fully implemented and shall remain in place until construction work has ceased.

Reason:

To ensure that the trees on site are protected during construction work in accordance with Policy CS18 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.