

Statement of Common Ground on Tree Losses

Land off Woolton Road, Allerton, Liverpool

**On behalf of Redrow Homes NW and
Allerton Priory LLP and Liverpool City
Council and Save Allerton Priory**

October 2017

1. This Statement of Common Ground has been prepared by The Environment Partnership (TEP) Limited on behalf of Redrow Homes NW and Allerton Priory LLP ("the Appellant") and Liverpool City Council (LCC) and Save Allerton Priory (SAP).
2. The Statement relates to an appeal against LCC's decision to refuse a planning application for residential development on land off Woolton Road in Allerton, Liverpool ("the site").
3. The description of the development is:
Outline application for up to 160 dwellings and open space with all matters reserved except for access.
4. This statement sets out those matters that are agreed and summarises those areas of disagreement between the parties to the inquiry with regard to tree losses which will arise from the proposed accesses to the site as shown on Application Drawings SCP/15365/F02 REV A (Core Document 1.4) and SPC/15365/F03 (Core Document 1.5). It also sets out agreement between the parties on the location of Tree Groups 34 and 36.

Trees to be Removed for Site Accesses

5. The Appellant has prepared an Arboricultural Impact Assessment Report (Revision H) with the document reference MG/4815/AIA/REV H/OCT 17 and the accompanying drawing reference 4815.03 Rev H. These supersede the report and drawing submitted with the application and show the tree losses that would arise from implementing the proposed accesses.
6. The parties agree that the trees which require removing for the proposed accesses are those shown at Figures 1 and 2 in the report and drawing referenced and in summary are as follows:

Table 1: Trees requiring removal to facilitate the proposed access at Allerton Road

Tree Ref	Species	Retention Category
G8	Group of Wild Cherry	C (Low)
G9	Group of Sycamore	B (Moderate)
T28	Sycamore	C (Low)
T29	Wild Cherry	B (Moderate)
T31	Lime	A (High)

Table 2: Trees requiring removal within the site boundary to facilitate the proposed access at Woolton Road

Tree Ref	Species	Retention Category
G27	Group of Sweet Chestnut, Holly, Sycamore (partial removal)	A (High)
T111	Beech	B (Moderate)
T124	Sweet Chestnut	B (Moderate)
T125	Beech	A (High)

Table 3: Trees requiring removal from the central reservation to facilitate the proposed access at Woolton Road

Tree Ref	Species	Retention Category
T161	Wellingtonia	A (High)
T162	Group of Sycamore	C (Low)
T163	Sycamore	A (High)

7. The trees identified as requiring removal were subject to a Preliminary Roost Assessment for bats in either September or November 2016 or September 2017. All of the trees identified for felling to facilitate construction of the access have only Low or Negligible potential to support roosting bats and, given the inspections in 2016 and 2017, no further surveys are required at this time. The results of the surveys are summarised in Table 4.

Table 4 Results of bat survey

Tree ID	Date of Survey	Age and Species	Potential Roost Features	BCT Category Rating*	Further survey requirements
G8	Sept. 2016	Wild Cherry, early mature	None identified	Negligible	None
G9	Sept. 2016	Sycamore, early mature	None identified	Negligible	None
T28	Sept. 2016	Sycamore, mature	Some squirrel damage but no obvious roosting habitat.	Negligible	None
T29	Sept. 2017	Wild cherry, early mature	None identified.	Negligible	None
T31	Sept. 2017	Mature lime	None identified. Epicormic growth at ground level and at 6m-9m high	Low	None, however a method statement would be produced detailing soft felling techniques.
G27 (part)	Sept. 2016	Mixed (Beech, Sweet Chestnut, Holly, Sycamore), early mature	None identified	Negligible	None
T111	Sept. 2016	Sycamore, mature	None identified	Negligible	None

Tree ID	Date of Survey	Age and Species	Potential Roost Features	BCT Category Rating*	Further survey requirements
T124	Sept. 2016 and Nov. 2016	Sweet chestnut	Deadwood and branches, several woodpecker holes in the trunk at approximately 10m above ground. All holes were shallow, some held water. No staining, droppings or any other evidence of bats was identified in any of the holes, the tree's location is also fairly cluttered by surrounding trees.	Low	None, however a method statement would be produced detailing soft felling techniques.
T125	Sept. 2016	Beech, mature	None identified	Negligible	None
T161	Nov. 2016	Wellingtonia, early mature	None identified	Negligible	None
T162	Nov. 2016	English yew, young	None identified	Negligible	None
T163	Nov. 2016	London plane, mature	None identified	Negligible	None

* In accordance with Bat Conservation Trust Guidelines 2016

Location of Tree Groups 34 and 36

8. A number of trees at the northern appeal site boundary are adjacent to Allerton Priory. Group 34, Group 35 and Group 36 are outside the appeal site as shown on Drawing CD1.22 and with reference to the Tree Survey CD1.21.

2. Declaration

2.1 This Statement has been certified as a Statement of Common Ground and is agreed by the main parties to the Inquiry.

Signed on behalf of the Appellant:



Name: Francis Hesketh (The Environment Partnership (TEP) Limited)

Position: Director

Date: 11th October 2017

Signed on behalf of Liverpool City Council:

Name: Stuart Clark



Position: Planning Officer

Date: 11th October 2017

Signed for and on behalf of 'Save Allerton Priory':



Name: Adrian Thompson (Lightwater TPC)

Position: Director

Date: 11th October 2017