

Harrison, Liz

From: Stringer, Chris
Sent: 16 May 2023 12:22
To: Harrison, Liz
Subject: DC/23/95019 - Land to the North and East of Boorley Green, Winchester Road

Hi Liz,

DC/23/95019 - Land to the North and East of Boorley Green, Winchester Road

Condition states:

No excavation, demolition or development related works shall take place on site until an Arboricultural monitoring and supervision statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement must be adhered to in full, and may only be modified subject to written agreement from the Local Planning Authority. This condition may only be fully discharged upon completion of the proposed development, subject to submission of monitoring reports as set out in the statement.

So, firstly, this condition cannot be fully discharged until the end of the development, despite the claim in the covering letter.

Secondly, the submitted is a Method Statement. Whilst it contains some information on supervision and reporting, it is not a requested supervision statement and there are details missing. The following is a list of details we normally require:

Named arboricultural consultant

This has been provided.

Tree protective fence monitoring

The report states that monthly audits will take place and that "feedback" will be provided to the LPA tree officer. It then goes on to state that appendix D contains a table of audits and monitoring, but it is blank. We are satisfied with concept of monthly audits, but need clarity on how they will be reported and what information will be provided. They also should identify the address of submission (e.g. planning@eastleigh.gov.uk). A final report should be submitted, which will be used to discharge the condition.

List of sensitive activities that are to be supervised

There is a list on page 3. The two key elements are the installation of paths and utilities within RPAs. We could not see the location of the utilities installation. This should appear on the tree protection plan.

Timings of the aforementioned activities

No information could be found on timings. The areas where cellular confinement are to be installed are located outside of the protective fencing, which means they are vulnerable to damage until they are installed. Is the cellular confinement being installed first or at the end of construction? We will need sequencing to identify when ground protection and cellular confinement is to be installed and how the area will be protected prior to installation. We normally also ask for notification (e.g. 5 working days) to be provided that a sensitive activity is to be carried out.

Are utilities being installed within the protective fencing? If so, where and how are the fences to be set-back, etc.

Details on the method of reporting, including structure of reports and how they will be submitted.

These details have not been provided. We would expect to see a statement that details when reports will be submitted (e.g. within 5 days of supervision occurring) to the LPA and what they will contain (photographs, statements, other details?).

Hope the above makes sense. Any issues, feel free to come back to me.

Kind regards,

Chris.

Chris Stringer

Tree Consultant

Countryside and Trees

Ext.: 8257

From: Planning (Eastleigh Borough Council) <planning@eastleigh.gov.uk>

Sent: 05 May 2023 17:16

To: Stringer, Chris <Chris.Stringer@eastleigh.gov.uk>; Trees @ Eastleigh Borough Council <trees@eastleigh.gov.uk>

Subject: Planning App Consultation Request Internal DC/23/95019

Application No: DC/23/95019

Address: Land to the North and East of Boorley Green, Winchester Road, Botley, SO32 2UA

Description: Discharge of Condition 6 (Arboricultural Monitoring and Supervision Statement) of planning permission F/19/86233 for demolition of existing buildings and dwelling with the construction of a mixed use retail and residential development comprising an A1 retail convenience store and flexible retail floorspace (A1 and A2 Use Class), and 67 residential units (C3 Use Class) with associated access, parking, landscaping, drainage, and ancillary infrastructure including pedestrian and cycle links.

Would you please let me have your observations on the above application.

You can access the plans and documents through [Salesforce](#). At the top of the screen type the planning application number into the search box and either select the application from the list displayed or press the enter key and select it from the list of results.

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 14 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: liz.harrison@eastleigh.gov.uk

Phone/Ext: 023 8068 8284

Kind regards