

DC/25/99595 - Land at Netley Firs, Kanes Hill

18/03/2026

Dear Gregg,

The following arboricultural Conditions are included in this DoC application:

Condition 13 – *No excavation, demolition or development related works shall take place on site until the measures set out in an arboricultural method statement and in a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), which shall have been submitted to and approved in writing by the Local Planning Authority, have been implemented in full. The approved tree protection measures may only be modified with the written agreement of the Local Planning Authority.*

Condition 14 – *No excavation, demolition or development related works shall commence until evidence has been submitted to and approved by the Local Planning Authority that the tree protection measures have been installed, as per the approved tree protection plan. Once approved, no access by vehicles, no placement of goods, chemicals, fuels, soil equipment or materials nor any construction or other activities shall take place within the fenced area. Tree protection measures shall be retained in their approved form for the duration of the work. This condition may only be fully discharged upon completion of the proposed development.*

Regarding Condition 13, which relates to the submission of a Method Statement and Tree Protection Plan, we are satisfied with the information contained in the report, reference TH 4902 B and the included TPP (Appendix 9). We are also satisfied with the levels information, which may have some cross-over to Condition 15. The Condition requires ongoing compliance to the information contained in the report.

Regarding Condition 14, the submitted site inspection report, reference TH 4902 SV.1, is satisfactory in demonstrating that the protection measures have been installed as per the visit. We recommend partial discharge of this condition.

Kind regards,

Chris.

08/07/2025

Hi Gregg,

Ultimately, we are waiting for information to satisfy Condition 13 (and 14). When information required for Condition 13 is submitted, it will need to address the tie-in between the existing highway levels and the levels on site, most significantly as part of the pedestrian access.

At present, as shown in the levels information submitted for Condition 15 and 16, the “no dig” system tapers out to exactly existing highway level (section B-B), with no indication of how this will be achieved (the system is at least 100mm in height, without wearing coarse or overfill).

So, at present, and from an arboricultural perspective, the levels information submitted is not satisfactory with regard to the pedestrian access.