

DC/25/98971 - 38 NICHOL ROAD, CHANDLER'S FORD

18/03/2025

David,

This DoC application appears to be for Condition 6. The applicant will still need to discharge Condition 7 prior to commencement. In the interests of clarity, I have briefly commented on Condition 7 at the end.

Condition 6

Condition 6 states:

“Notwithstanding the arboricultural information submitted to date, no development related works shall take place on site until a revised Tree Protection Plan (as per British Standard 5837:2012) has been submitted to and approved in writing by the Local Planning Authority. The approved Tree Protection Plan must be adhered to in full and may only be modified with the written agreement of the Local Planning Authority.”

The reason for this condition was because there were a few inconsistencies in the tree protection plan. The two examples we gave were:

1. The outbuilding appears to be different from the site plan; and
2. The tree protection fencing isn't probably workable as it extends into the public footway.

We noted that these were minor, but would require fixing because otherwise we would not have a workable plan.

An updated tree protection plan has been supplied. The updated plan now shows the correct outbuilding and site layout. However, the tree protection fencing still appears to extend to the edge of the road and, thus, block the footpath. This will require fixing and should not be too onerous.

Condition 7

Condition 7 states:

“No excavation, demolition or development related works shall take place on site until an Arboricultural Supervision Statement, proposing and detailing arboricultural supervision activity and inspections of tree protection measures, has been submitted to and approved by the Local Planning Authority. The approved Arboricultural Supervision Statement must be adhered to in full and may only be modified with the written agreement of the Local Planning Authority. This condition may only be fully discharged

upon completion of the development, subject to submission of the reports as proposed in the Arboricultural Supervision Statement.”

The application form for this DoC application states:

“He has stated the following: ‘Supervision statements are detailed in the sequence of events in the method statement - essentially we’ll have to inspect the tree protective fencing once it’s up, and supervise the ground protection when it goes down. That can be charged at an hourly rate.’ So the contractor will liaise with Peter once the protective measures are in place.”

Looking at the original method statement – reference PYA/PY/38NR/BS5837/V1 – we cannot see a “sequence of events”. The only reference to supervision is the following statement:

“As the arboriculturist appointed for this site, I must be present onsite prior to work commencing to ensure that my protection measures have been followed. I must be attend site whenever there are arboriculturally sensitive activities occurring, and must send regular supervision reports to Eastleigh LPA with site meetings arranged if the planning officer or handling team so wish. In this instance, I believe that I will need to visit site to check the installation of the tree protection fencing, driveway, footings, and then final sign off.”

We acknowledge that there are some details in this section, but we were already aware of this statement. A common approach is to provide a brief schedule of site events and how supervision fits in around those. For example, is the driveway to be installed first? Then, we would expect to have details on a method of reporting, from who and to whom. For example, we regularly see a brief statement and collection of annotated and located photographs from a contractor or site manager for fence inspections, submitted to the planning officer, but then a more detailed report from an arboricultural specialist detailing how the installation process was carried out from more sensitive operations, such as piled foundation installations. Finally, we need a proposal for the how often and when we would expect to receive these statements and reports.