

Houghton, Michelle

From: Alastair Thornton <alastair@simply-planning.com>
Sent: 24 March 2022 14:07
To: Chris.Hirst@hants.gov.uk
Cc: [REDACTED]
Subject: Request for formal agreement to maintain Highways Land, Purbrook Way, Havant.
Attachments: JSL3712_755 CAVAT Worksheet.pdf; JSL3712_702B.pdf; IMG_4906.JPG; IMG_4907.JPG; IMG_4908.JPG

Importance: High

Dear Chris,

I hope that you are keeping well.

As I am sure you will appreciate, our discussions over recent weeks have focused on agreeing an appropriate level of financial contribution towards pedestrian and cycle improvements along Purbrook Way. Following the conclusion of this process, I am pleased to see that formal confirmation has been provided from Hampshire County Council to the Local Planning Authority confirming no objection is raised to the application proposals from a highway perspective. May I take this opportunity to thank you for providing this correspondence to the Case Officer.

On this basis, it would appear an opportune time to address the point concerning CAVAT, as raised within your email of 8th February 2022.

Following your email, we have reengaged with our arboricultural consultant (RPS). A full CAVAT valuation of the existing tree stock has now been undertaken. Accordingly, please find enclosed with this email a CAVAT worksheet, Tree Management Areas Plan, together with several site photographs. In response to the specific points raised within your email, I would comment as follows:

- It is accepted that removal of highway trees will trigger a financial contribution in line with CAVAT methodology. Our comprehensive assessment puts this figure at £20,830.
- The majority of trees to be removed are >100mm diameter.
- Ecological enhancements have been considered as part of the application process. No objection is raised to the proposal based on Ecology matters. Further clarity has, however, been sought in relation to the need for an outline ecological enhancement strategy and further information regarding species-specific enhancements. This may entail very minor updates to the landscaping plan (to enhance the biodiversity value of the site). A response to the LPA on this point is imminent, however, the landscaping plan is not likely to change significantly.
- Concerning visibility, no additional trees, beyond those shown on the submitted planning drawings require removal. The attached drawing (RPS Drawing 702 Rev B) remains relevant and requires no further update.
- As part of the Section 38 Agreement, Lidl will assume responsibility for maintaining the highway verge at their own expense. Accordingly, there is no requirement for a commuted maintenance sum.
- The additional detail, read alongside the previously submitted arboricultural report, clearly shows the general poor quality, self-set, ivy clad, unmanaged tree collection predominately occupying the site. Generally, the trees are poor quality with a much-reduced life expectancy.

I trust that the additional information is helpful to you and addresses the points raised. I look forward to any comments that your colleagues may provide in due course and please do not hesitate to contact me should you require any additional information/clarification. I would hope that we can agree the CAVAT valuation is an expedient manner, given the level of detail underpinning our analysis.

Further to the emails below, my client (Lidl) also looks forward to discussing and agreeing the formal licence to maintain the landscape strip as a priority.

Kind Regards,
Alastair,

Alastair Thornton
Director



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+44 (0) 121 272 1761 +44 (0) 7785 628 281 alastair@simply-planning.com www.simply-planning.com	London office 8/9 Stephen Mews Gresse Street London, W1T 1AF	Birmingham office Third Floor Suite, Front Office Victoria House, 114-116 Colmore Row Birmingham, B3 3BD	Cardiff office 214 Creative Quarter 8a Morgan Arcade Cardiff, CF10 1AF
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From: Hirst, Chris <Chris.Hirst@hants.gov.uk>

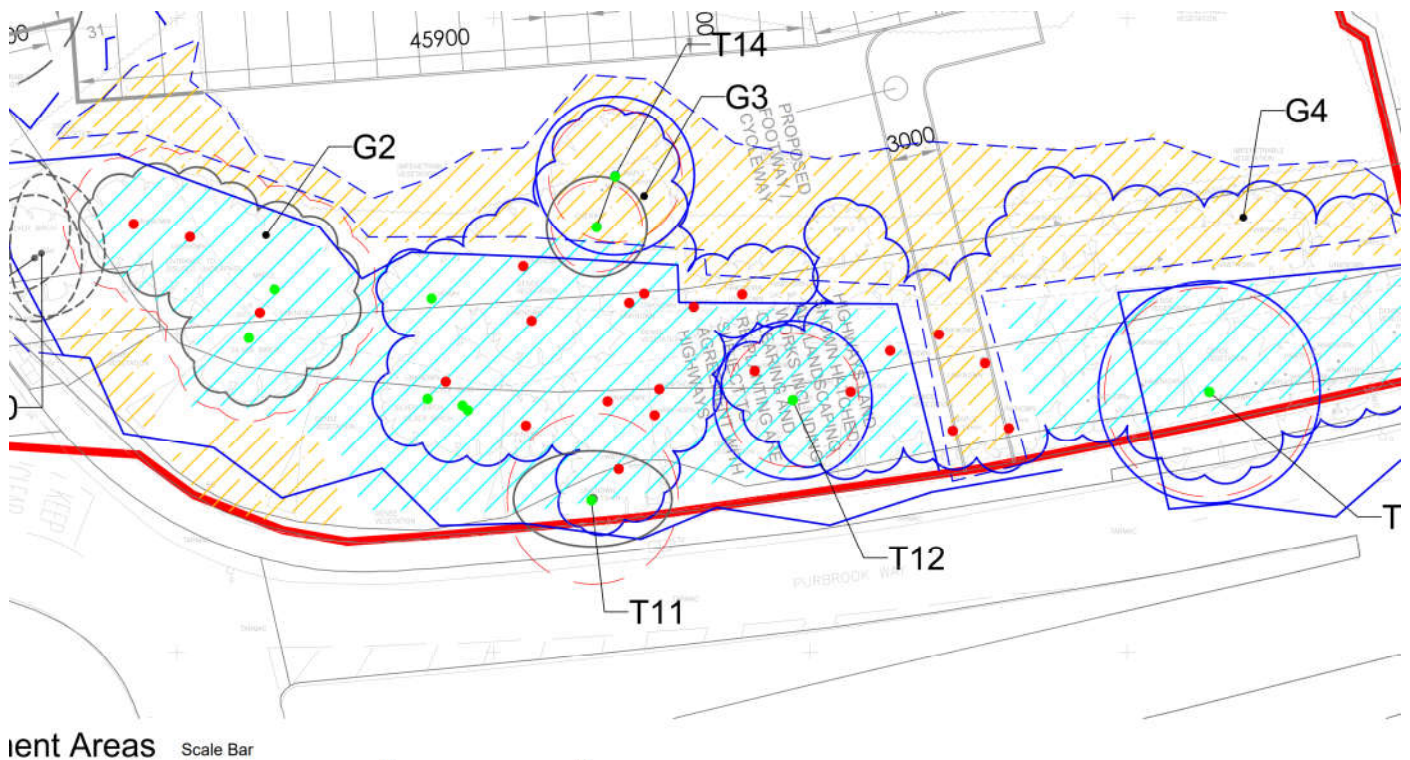
Sent: 08 February 2022 10:54

Subject: RE: Request for formal agreement to maintain Highways Land, Purbrook Way, Havant.

Apologies for the delay in getting back to you.

I have now heard back from my arb colleagues who require further information before the proposed landscaping/tree loss can be considered acceptable. I have set out the comments below.

- Any highway trees that are proposed for removal will trigger a financial compensation in line with CAVAT.
- Lower level understory etc. might be acceptable but a size limit will be placed on the type of stems that can be removed – typically c.100mm diameter but it depends on species and ecological concerns as well.
- The visibility splays associated with the new pedestrian/cycle link onto Purbrook Way is likely to result in further vegetation loss which has not been detailed in the arb report. The report will need to be updated to comment on the vegetation loss required to achieve the splays.
- Any increase in maintenance will attract commuted sums or a cultivation licence must be sought to manage the verge in line with the agreed policy.
- Most of the trees proposed for removal (and there are many red dots as shown in the extract below), have not been identified, measured or counted. The arb report will need to comment on the quality of these trees before their removal can be agreed. Photographs would help to understand what is present.



ient Areas Scale Bar

The points above will need to be addressed before HCC's arb officers can provide an agreement in principle for the works.

Kind Regards,

Chris Hirst
Senior Transport Planner
 0370 779 0563
Chris.Hirst@hants.gov.uk

Highways Development Planning
 Hampshire County Council
 2nd Floor Elizabeth II Court West
 The Castle Winchester SO23 8UD

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From: Richard Broad <rbroad@mayerbrown.co.uk>

Sent: 07 February 2022 09:07

To: Hirst, Chris <Chris.Hirst@hants.gov.uk>

Subject: RE: Request for formal agreement to maintain Highways Land, Purbrook Way, Havant.

Morning Chris,

Are you able to advise if you have managed to speak to your relevant colleagues in relation to the below enquiry?

Best Regards
Richard

From: Richard Broad

Sent: 26 January 2022 16:05

To: Hirst, Chris <Chris.Hirst@hants.gov.uk>

Cc: DOUGLAS SYMINGTON [REDACTED]

Subject: RE: Request for formal agreement to maintain Highways Land, Purbrook Way, Havant.

Dear Chris,

Following on from your email below, the attached landscaping plan is still evolving through discussions with the arboriculture officer, landscape architect and ecologists at Havant, and on the basis of a proportion of these trees falling within public highway land managed by Hampshire I would envisage that there have been some inter authority discussions undertaken. For ease, I have marked on the attached plan in blue the extent of land within highway control.

Obviously, potential future S278 highway works will include the proposed footway / cycleway link between Purbrook Way and the store frontage, which will involve an element of tree loss to accommodate this but also proposals look at changes to landscaping within highway land along Purbrook Way to the north of and south of this link which may not necessarily be required to facilitate any specific S278 works.

Whilst it is acknowledged that discussions in relation to the requested S106 contribution level to offset envisaged proposed development impact at the B&Q junction arm crossing point are still ongoing, the separate and un-associated matter of visibility of the proposed foodstore is an important integral element of the proposals where Lidl require clarity in terms of what would be acceptable / achievable moving forward.

Consequently, based upon the proposed landscape changes occurring on highway land and my understanding that no comments have been provided by highways on this element to date, I would be grateful if you could liaise internally and provide comment on the acceptability of the proposed landscape changes.

We look forward to hearing from you on this matter at your soonest convenience, but please do feel free to contact me if you wish to discuss.

Best Regards
Richard

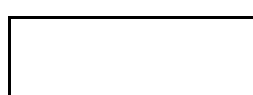
Richard Broad BSc MCIHT MILT

Principal Transport Planner, Mayer Brown Limited

T: 0117 925 1027 DD: 0117 373 6108 M: 07717 452 288

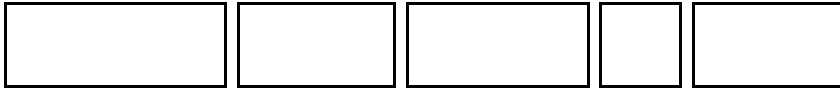
E: rbroad@mayerbrown.co.uk W: www.mayerbrown.co.uk

A: Suite 501, CityPoint, Temple Gate, Bristol, BS1 6PL



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From: DOUGLAS SYMINGTON <Douglas.Symington@lidl.co.uk>

Sent: 24 January 2022 17:12

To: Hirst, Chris <Chris.Hirst@hants.gov.uk>

[REDACTED]
[REDACTED]
Subject: RE: Request for formal agreement to maintain Highways Land, Purbrook Way, Havant.

Hi Chris,

Hope you are well and many thanks for your email.

I note your comments in regards to our request for a formal agreement on the highways land in question.

We will be submitting a further note on the contribution levels soonest and no doubt this will form a further discussion with you and the team.

Thanks again for taking the time to email me and I will ensure going forward that all correspondence on highways matters in regards to the application are directed to you in future.

Kind Regards,

Douglas Symington
Senior Consultant- Acquisitions
Southampton Store Support Centre

[T] +44 (0) 23 8074 2584

[E] douglas.symington@lidl.co.uk

[A] Lidl Great Britain Ltd, Foxes Park, Brownhill Way, Nursling, Southampton, Hampshire, SO16 0AW.

[M] +44 (0) 7971 440 375

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From: Hirst, Chris <Chris.Hirst@hants.gov.uk>

Sent: Monday, January 24, 2022 4:50 PM

To: DOUGLAS SYMINGTON [REDACTED]

[REDACTED]
Subject: RE: Request for formal agreement to maintain Highways Land, Purbrook Way, Havant.

Hi Douglas,

Based on your email below, I assume that Lidl are now in agreement over the contribution required towards pedestrian and cycle improvements along Purbrook Way? If not, there are outstanding highway matters to address and therefore no approval has been given from a highways perspective.

Until confirmation has been received that everything is agreed, we are not in a position to engage in early discussions regarding the pedestrian and cycle works. The planning process remains ongoing and internal consultees will not be engaged until this has been resolved.

For future reference, until a permission is granted and a formal S278 application made, please direct highway queries to me to respond to as the DP officer dealing with the application.

Kind Regards,

Chris Hirst
Senior Transport Planner
0370 779 0563
Chris.Hirst@hants.gov.uk

Highways Development Planning
Hampshire County Council
2nd Floor Elizabeth II Court West
The Castle Winchester SO23 8UD

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From: DOUGLAS SYMINGTON <[REDACTED]>
Sent: 19 January 2022 10:07

Subject: Request for formal agreement to maintain Highways Land, Purbrook Way, Havant.

Dear Sarah/Chris,

Hope you are both well. Firstly, let me introduce myself as I work for the Lidl property team who cover the South East of England and are based in Southampton.

I was given your contact details by one of our consultants at RPS, David Cox, who indicated you may be able to assist me.

The reason for my email is that you may be aware Lidl have a live planning application for a new store on Land to the west of B&Q, Purbrook Way, Havant (App Ref No: APP/20/01221). The application is progressing well and we have recently also had approval from highways on the proposed development subject to some conditions and a s106 agreement. In light of the progress made to date on the application we would like to start formal discussions

with Hampshire over rights to maintain the piece of highways land that is included with the application redline but would not be within our site ownership boundary.

I have attached some plans that look to show this in some more detail and refer to the piece of highways land I am alluding too. You will see in plan reference A096474 that this is the strip of land hatched green that sits between our boundary redline and Purbrook Way. You will also see from plan AD110 (Proposed Site Plan_Rev C) and the landscaping plan that as part of the development it is our intention to construct a footpath and alter the landscape make up over this highways piece of land. As outlined what we are looking to hopefully agree is some form of licence or formal agreement between both parties where Lidl will be responsible for this piece of land as part of any new store development and for Lidl to maintain this for the life of the store at the site.

Please could you let me know if this is something you would deal with and if so perhaps we could arrange a call to discuss over the next week or so to discuss in some more detail. If this is not something either of you would deal with I would be grateful if you could pass my request onto the relevant person.

Many thanks in advance for your assistance and I look forward to hearing from you soonest.

Kind Regards,

Douglas Symington
Senior Consultant- Acquisitions
Southampton Store Support Centre

[T] +44 (0) 23 8074 2584

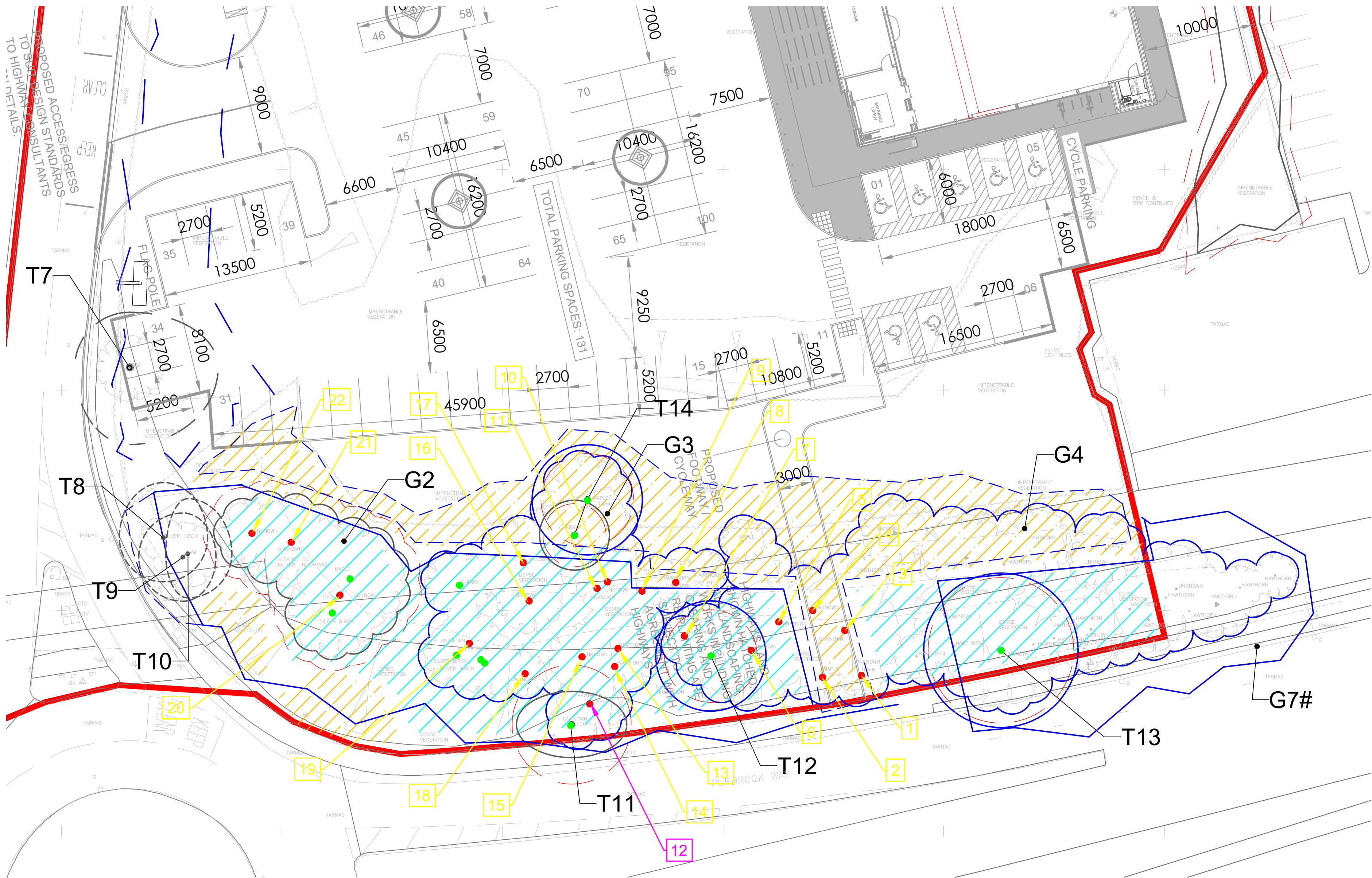
[E] douglas.symington@lidl.co.uk

[A] Lidl Great Britain Ltd, Foxes Park, Brownhill Way, Nursling, Southampton, Hampshire, SO16 0AW.

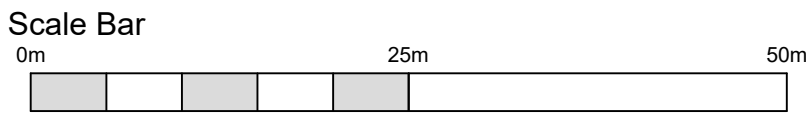
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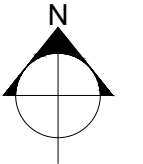
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Tree Management Areas



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Notes
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- Key**
- Survey boundary.
 - Tree with numbered reference. Canopy spread and BS5837:2012 tree quality category as shown below.
 - Tree (location estimated) with numbered reference. Canopy spread and BS5837:2012 tree quality category.
 - Vegetation group with numbered reference. Canopy extents and BS5837:2012 tree quality category as shown below.

- BS 5837:2012 Tree Quality Categories - Table 1
- Category A - High quality
 - Category B - Moderate quality
 - Category C - Low quality
 - Category U - Unsuitable for retention
- Root protection area (RPA) Calculated in accordance with Section 4.6 - BS5837:2012
- Vegetation group for selected removal with numbered reference. Land to be prepared and cultivated for implementation new landscape scheme. Canopy spread and BS5837:2012 tree quality category.
- Vegetation group for selected management, including coppicing, stump treatment and selected removal. Canopy spread and BS5837:2012 tree quality category.
- Tree for removal/treatment
 - Tree for retention/protection

- Vegetation group to be removed with numbered reference. Canopy spread and BS5837:2012 tree quality category.
- Tree to be removed with numbered reference. Canopy spread and BS5837:2012 tree quality category.
- Temporary protective fencing in accordance with Section 6.2 - BS5837:2012. See inset details for example barriers.
- Tree protected by Tree Preservation Order No 1216 served by Havant BC.
- Specific arboricultural management target notes, refer to arboricultural impact assessment and soft landscape proposals
- CAVAT reference numbers, see accompanying CAVAT assessment schedule

NOTES:

- Refer to RPS Tree Survey Report & Schedule for further details.
- Survey based on a visual inspection from the ground and is not intended as a full arboricultural inspection.
- Plan produced in accordance with recommendations set out in BS 5837:2012 - 'Trees in Relation to design, demolition and construction'.
- Due to the legal protection afforded to breeding birds vegetation removal should not take place during the bird nesting period, generally, although not restricted to, March - August inclusive.
- Survey based upon topographic survey produced by EDI Surveys in June 2020.
- Pedestrian/vehicular emergency access routes to be maintained at all times.
- All protective fencing to be completed and approved by LPA / CA prior to commencement of any site works.
- All works to conform with requirements of:
 - BS 3998:2010 - Tree Works
 - BS 5837:2012 - Trees in relation to design, demolition and construction

B	CAVAT detail added	DC	DC	12.03.22
A	Layout Update	AB	DC	01.04.21
Rev	Description	By	CB	Date



Lakesbury House, Hiltingsbury Road, Chandlers Ford, Hampshire SO53 5SS
T: 02380 810 440 E: rpso@rpsgroup.com

Client **Lidl Great Britain**

Project **Lidl:Havant**

Title **Tree Management Areas**

Status **For Planning** Drawn By **AB** PM/Checked by **SF**

Job Ref **JSL3712** Scale @ A3 **1:500** Date Created **March 2021**

RPS Drawing / Figure Number **702** Rev **B**

rpsgroup.com

Project:
Name of Surveyor:
Date:

Lidl Havant
D Cox
17.02.2022

CAVAT
CALCULATE VALUE OF TREE STOCK

CTI Factor (Please select):
Unit Value Factor

125
16.26

Cumulative Total: £ 20,830

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Created by Alexandra Sleet and Phillip Handley

Tree Information		Step 1: Basic Value				Step 2: CTI Value		Step 3: Locational Value		Step 4: Structural Value		Step 5: Functional Value		Step 6: Amenity Value		Step 5: Final Value	FINAL VALUE
Species ID	Location (I.e near tree no. 1)	Stem Diameter (1)	Stem Diameter (2)	Stem Diameter (3)	Basic Value	CTI Factor (Please select)	CTI Value	Accessibility Factor (Please select)	Location Value	Structural Factor (Please select)	Structural Value	Functional Factor (Please select)	Functional Value	Amenity Factor (Please select)	Amenity Value	Life Expect. Factor (Please select)	
Individual trees	Total Number of stems																
1 Ash	1	15			£ 2,873	125	£ 3,592	100	£ 3,592	60	£ 2,155	40	£ 862	-10	£776	<5	£78
2 Ash	2	20	10		£ 6,385	125	£ 7,982	100	£ 7,982	60	£ 4,789	50	£ 2,394	-10	£2,155	<5	£216
3 Goat Willow	3	30	40	40	£ 52,359	125	£ 65,449	100	£ 65,449	50	£ 32,725	40	£ 13,090	-10	£11,781	10 - <20	£6,479
4 Ash	1	20			£ 5,108	125	£ 6,385	100	£ 6,385	20	£ 1,277	20	£ 255	-10	£230	<5	£23
5 Goat willow	2	20	15		£ 7,982	125	£ 9,977	100	£ 9,977	50	£ 4,989	30	£ 1,497	-10	£1,347	10 - <20	£741
6 Goat Willow	3	20	20	20	£ 15,325	125	£ 19,156	100	£ 19,156	60	£ 11,494	40	£ 4,597	-10	£4,138	10 - <20	£2,276
7 Ash	1	15			£ 2,873	125	£ 3,592	100	£ 3,592	50	£ 1,796	40	£ 718	-10	£647	<5	£65
8 Hawthorn	1	20			£ 5,108	125	£ 6,385	100	£ 6,385	50	£ 3,193	30	£ 958	-10	£862	20 - <40	£690
9 Hawthorn	1	15			£ 2,873	125	£ 3,592	100	£ 3,592	40	£ 1,437	40	£ 575	-10	£517	20 - <40	£414
10 Hawthorn	1	15			£ 2,873	125	£ 3,592	100	£ 3,592	50	£ 1,796	40	£ 718	-10	£647	20 - <40	£517
11 Hawthorn	1	15			£ 2,873	125	£ 3,592	100	£ 3,592	50	£ 1,796	30	£ 539	-10	£485	20 - <40	£388
12 Hawthorn	1	15			£ 2,873	125	£ 3,592	100	£ 3,592	50	£ 1,796	30	£ 539	-10	£485	20 - <40	£388
13 Goat Willow	1	60			£ 45,974	125	£ 57,468	100	£ 57,468	50	£ 28,734	30	£ 8,620	-10	£7,758	10 - <20	£4,267
14 Goat Willow	4	15			£ 2,873	125	£ 3,592	100	£ 3,592	50	£ 1,796	30	£ 539	-10	£485	10 - <20	£267
15 Goat Willow	1	15			£ 2,873	125	£ 3,592	100	£ 3,592	50	£ 1,796	20	£ 359	-10	£323	10 - <20	£178
16 Ash	1	10			£ 1,277	125	£ 1,596	100	£ 1,596	50	£ 798	40	£ 319	-10	£287	<5	£29
17 Ash	1	15			£ 2,873	125	£ 3,592	100	£ 3,592	70	£ 2,514	40	£ 1,006	-10	£905	<5	£91
18 Goat willow	3	20	20	20	£ 15,325	125	£ 19,156	100	£ 19,156	50	£ 9,578	40	£ 3,831	-10	£3,448	10 - <20	£1,896
19 Goat willow	3	10	20	20	£ 11,494	125	£ 14,367	100	£ 14,367	20	£ 2,873	20	£ 575	-10	£517	10 - <20	£284
20 Goat Willow	3	20	20	20	£ 15,325	125	£ 19,156	100	£ 19,156	50	£ 9,578	30	£ 2,873	-10	£2,586	10 - <20	£1,422
21 Ash	1	15			£ 2,873	125	£ 3,592	100	£ 3,592	50	£ 1,796	40	£ 718	-10	£647	<5	£65
22 Ash	1	15			£ 2,873	125	£ 3,592	100	£ 3,592	60	£ 2,155	30	£ 647	-10	£582	<5	£58





