

Comments on Letter & Submissions by Dwell Design seeking to Discharge Conditions

- The Conditions which they seek to discharge are **Condition 6 -Tree Protection & 9 - Soft Landscaping**.
- They have submitted a covering letter and the original tree survey schedule along with an A3 sized plan showing the Tree Protection measures which they propose.

Condition 6 -Tree Protection

1. The covering letter makes reference to BS5837:2005 which is now no longer valid as it has been replaced by BS5837:2012. This is probably an error in typing because the standard of fencing referred to broadly complies with the 2012 standards although they will have to have fixed scaffold pole backstays driven into the ground – I suggest that a copy of the Figure 2 specification is sent out to them (see attached) and they are asked to confirm in writing that they will be erecting fencing to comply with it.
2. The written Tree Survey Schedule & Root Protection Schedule that have been submitted seem to be in order and comply with BS5837:2012. However, the Root Protection Areas stated in the schedule have not been reflected on the Tree Protection Plan and there is no explanation as to why this has been done – the best way to resolve this will be for them to submit a copy of the Tree Protection Plan colour coded to show in the first instance which trees are being kept and which are to be removed (referred to in BS5837 as the Tree Retentions & Removals Plan). Then they will need to submit a Method Statement where new hard surfacing encroaches into the Root Protection Area for any retained tree and this must state how they intend to construct without damaging tree roots.
3. It has been very difficult to assess the full impact of the proposals on the Tree Protection Plan – because there are doubts as to its accuracy and scale. The Plan states that it prints out at 1:200 at A3 and yet when you do so the scale bar is not 10m long (it measures 8.8m)!!! I have had to conclude that the scale bar is the accurate part relative to the plan and protective fencing and scale off as best I can the distances – this then gives me concerns as to the protection measures shown for trees –

T1 – Hornbeam – RPZ appears to exceed the protective fencing line that is shown on plan?

T11 – Cherry - RPZ appears to exceed the protective fencing line that is shown on plan?

T13 – Pittosporum - RPZ appears to exceed the protective fencing line that is shown on plan?

T14 – Strawberry Tree - RPZ appears to exceed the protective fencing line that is shown on plan?

T17 – Crab Apple - RPZ appears to exceed the protective fencing line that is shown on plan?

Group 3 – Grey Poplars - RPZ appears to exceed the protective fencing line that is shown on plan?

4. They say that they will be removing the Poplar T2 but have not specified how this will be done to avoid damage to other plants around it and what will be done with the stump – grubbing out will not be acceptable as it will damage the roots of T1 so this must be stump grinding by specialist machine ONLY. This is not the only item of concern so I suggest that for clarity they are asked to provide a full tree work specification schedule for all felling and pruning works on site.

Condition 9 – Soft Landscaping

The submitted arb report states that T2 will be replaced with new plantings as marked P1 on the Tree Protection Plan and they will be ***‘good specimen Oak transplants indigenous to the area.’***

Firstly, we would want a mix of sizes with perhaps some transplants but at least one tree to be a little larger than a transplant size to have an immediate impact in the landscape and whilst the plan shows the locations it gives no indication of what nursery stock size and whether it will be rootballed or containerised or bare root material that is used and how it will be supported in the ground

CONCLUSIONS

To comply with the Conditions we will need them to submit all of the information requested above as well as subsequently requiring a site meeting to take place between the Havant Tree Officer and the Site Manager/Project Manager **BEFORE** any works start out on site to agree that the protective fencing has been erected in the correct locations and that it is ‘Fit For Purpose’.

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