

**From:** Arboriculture Team  
**Sent:** 17 March 2023 16:04  
**To:** Kirby-Hawkes, Lisa  
**Cc:** Hampshire Arb Consultancy  
**Subject:** RE: Response to Arboriculture Comments 11th January - SS22180

Hi Lisa, hope you are keeping well?

I can offer the following comments: (I've kept the original numbering to aid clarification)

### 1. Positions of utilities

This has already been revised as part of the Reg 25 information and now shows them coming along the access road and within the RPA of felled trees T5, T6 and T7 as requested. However we noticed that Rev B did leave some lines on accidentally near T8 which may have been confusing. These have now been removed so please see Rev C. [This has addressed one issue thank you, but there is the larger issue of impact to T8 and the loss of T6 for the access point – see paragraph 6 below.](#)

### 2. Use of “should”

The AMS Rev B has already been amended to remove non-imperative language. We can only find 5 instances of “should” in the document and these appear to be appropriate – please specify exactly what needs amending as this is not clear. [Here's three examples in the AMS that need to be changed to MUST rather than should as requested please – this is the only document on the planning portal but is dated 2021 – if this is out of date please supply the rev B cited:](#)

#### 4.0 PLANS

##### 4.1 Tree Constraints Plans

To accompany this survey, a Tree Constraints Plan (TCP) has been produced. All trees included in the survey have been illustrated and colour coded by reference to the Cascade Chart for Tree Quality Assessment, as shown in Appendix A.

Each colour which represents the assigned tree category has been marked onto the plan. This enables the reader to instantly see the trees and areas of highest or lowest merit and where they are located.

Where individual trees are not represented on the original topographical base plan, they have been illustrated in their approximate positions and marked “AP”.

RPAs are calculated by using the tree's trunk diameter measured at 1.5m above ground level. The measurements are multiplied to provide a minimum area around the tree which **should** be left undisturbed during the “development”, in order to remove the risk of decline and ensure the survival of the trees.

There is also scope to carry out some construction works within the RPA using proven measures; however, these **should** be avoided if possible. Where these methods are required, they will be recommended within an AMS which will be required once the development design has been finalised.

Where tree canopies extend further than the RPA, care will be needed not to damage these during site works. Some pruning back may be accommodated where this is an issue. All work, however, **should** only be carried out after further assessment and advice from the project Arboriculturist in accordance with BS 3998 “Recommendations for tree work” or latest research.

### 3. Grass footpaths

As previously explained, the path will not be laid to grass and the references to this have been removed from the document. We have explained that there will be no works to any path, the edge of the site outside the bunds will be retained as it is for use as a permissive footpath with no works to the ground necessary. The grass is already compacted where it is used as a path. As such there are no works to supervise. [Accepted.](#)

### 4. CAVAT Valuation

Comments noted, however we propose to agree the detail of this if planning permission is granted. If we need to agree this now please advise. [If consent is granted, the sums required](#)

to compensate for these trees will be significant, and if T8 is lost as well will increase further. I would advise running at least a cursory 'quick method' valuation for your own information as there is no alternative to a financial settlement. HCC will require the full method and workings, and compensation in full if the decision is made to accept this access location. The default position is that the big oaks must stay and an alternative access must be found. HCC would prefer the trees to the money. It seems that at least four trees (T5-8 inclusive) are probably within the public highway.

## 5. Site Access

The location of the access has been agreed by County Highways – please see their comments on Site Access from 30<sup>th</sup> January. This followed submission of Appendix 3 of the TA which is the Access Options Report (within Part 1 of the TA), and this report looked at alternative locations for the access including the impacts on trees. The version dated January 30<sup>th</sup> accepts the TA has been suitably informed from a safety perspective. This acceptance does not discharge the concerns lodged regarding arboriculture and ecology as previously raised. These still stand.

### Site Access

Access to the Site is proposed to be taken from a new priority access junction directly onto Hamble Lane (shown on drawing ITB13040-SK-006 Rev B). All HGVs arriving and departing the site will arrive and depart to the north (towards the M27). The access has been designed with a width of 7.3m and a kerb radius of 4.0m to the left / south of the access to prevent HGVs from turning left out of the site whilst still allowing smaller vehicles to make this manoeuvre.

In 2019, the applicant engaged Hampshire County Council's (HCC) Engineering Consultancy to provide a Pre-application Design Review (PADR) of the proposed new access. Two concerns raised within the PADR do not appear to have been addressed:

1. The Designer was asked to demonstrate that other options had been considered thoroughly – both in terms of junction location and junction form. This has been briefly mentioned in the Transport Assessment (TA), but there is no evidence that this optioneering exercise was undertaken fully and this should be provided to enable the rationale of the presented access to be understood.
2. The PADR made it very clear that both HCC Arboriculture and Ecology teams had genuine concerns regarding the proposed tree loss and set out requirements for the Designer to demonstrate that their loss could not be avoided, and to fully mitigate if their loss was found to be essential. One key element relates to CAVAT (Capital Asset Value for Amenity Trees), the value of these trees is likely to be substantial and nothing appears to have been submitted which looks to address these points. Further information can be found within HCC's TG15 Trees, Landscape and Ecology and the 2019 Highways Trees Policy <https://documents.hants.gov.uk/transport/TG15-Trees-Landscape-and-Ecology.pdf> <https://documents.hants.gov.uk/transport/HighwaysTreePolicy.pdf>

## 6. T8

Services are not going near T8 – please see above.

T8 will still have significant impact in the RPA with the construction of the new access. This is (and T6, also an oak with a 1000mm diameter stem) a very large tree cited at 1110mm diameter, so at this size is probably advancing to veteran status if this has not already been achieved. Trees of this status are specifically cited in planning guidance – orange text below from <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>:

### Making decisions

When making planning decisions, you should consider:

- conserving and enhancing biodiversity

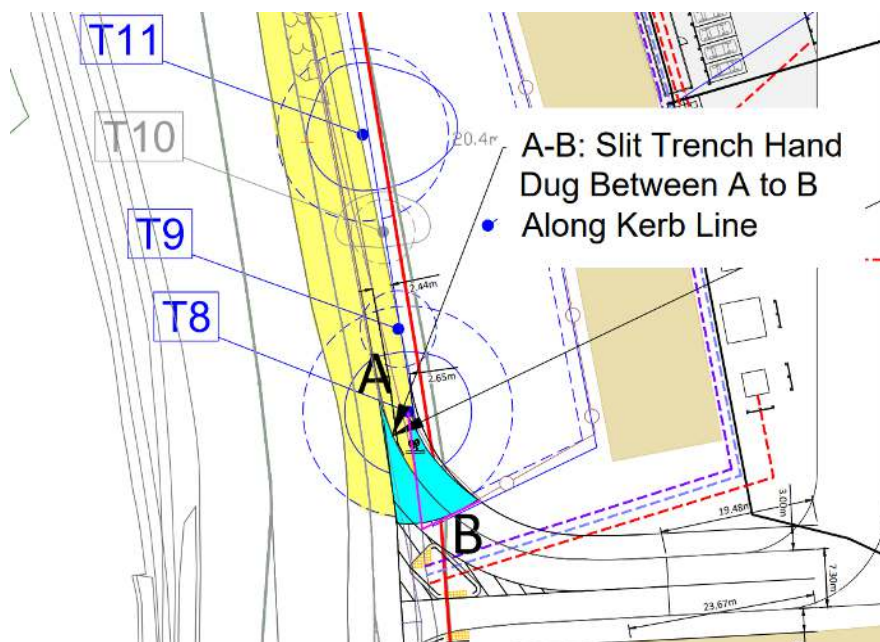
- avoiding and reducing the level of impact of the proposed development on ancient woodland and ancient and veteran trees

You should refuse planning permission if development will result in the loss or deterioration of ancient woodland, ancient trees and veteran trees unless both of the following applies:

- there are wholly exceptional reasons
- there's a suitable compensation strategy in place (this must not be a part of considerations of wholly exceptional reasons) - see paragraphs 33 and 34 of the planning practice guidance on compensation guidance

You should make decisions in line with paragraph 180 (c) of the NPPF.

Ancient woodland, ancient trees and veteran trees are irreplaceable. Therefore, you should not consider proposed compensation measures as part of your assessment of the merits of the development proposal.



This will be the main point of concern with the application – that two ancient trees will be lost with no opportunity to mitigate or replace so on these grounds this access point should be refused.

## 7. Detailed planting plans

The proposed planting is shown on the restoration scheme. An Outline Landscape Restoration and Aftercare Scheme Rev A (Vol 2 Appendix 3.2) has been submitted along with an estimate of planting costs (Vol 2 Appendix 3.3). If anything further is required please specify what is missing. No further comment.

## 8. Arboricultural Supervision

This is addressed in Section 10.1 of the Arboricultural Method Statement Rev B. It shows that pre-development, the initial tree surgery works, felling and stump removal, positioning and erection of tree protection fencing will be supervised. The construction of the access bell mouth within RPA of T8 will be supervised. Following that, weekly tree protection fencing inspections will be carried out by the project Arboriculturalist. Following the construction period, the Quarry Manager would carry out weekly inspections of the tree protection fencing. If any further detail is required on this please specify what is missing.

HCC requests that a copy of the inspection reports, supplied in a timely manner and ideally with photographic evidence, are a condition of any consent.

At this time, I am unable to support the application.

Happy to discuss,

Kind regards,

Sarah