

**Planning Officer:** Mr S Davis

**Planning Application Ref:** BN/98/21/DOC

**Location:** Land North of 1 Northfields Cottages, Fontwell Avenue, Eastergate, PO20 3RX

**Description of works:** Approval of details reserved by condition imposed under BN/50/20/PL relating to conditions 5, 7, 8, 10, 11, 13, 17, 18 & 20

**Comments on Application:**

Condition 13

*Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a PRE-COMMENCEMENT Site Meeting is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert or other designated competent person representing the site owner(s) - at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Retention and Protection Plan, LLD1544-ARB-DWG-002 (Rev 04).*

*A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.*

Reasons: *To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area. This is required to be a pre commencement condition because it is necessary to ensure that trees are fully protected before the ground is disturbed and works commence.*

---

● A meeting had been arranged for 11<sup>th</sup> May 2021 at 11:00am. Unfortunately, not all invitees were in attendance. I identified a number of significant anomalies to be resolved prior to commencement and to ensure adherence with the approved Arboricultural Impact Assessment and Method Statement. Described as follows:

Item 1. Fence line is open at NW corner of site.

Item 2. Fence line is open at existing 5-bar gated access from Fontwell Avenue.

Item 3. All-weather notices attached to HERAS panels are scarce and their message lacks authority, appearing more to be an advertisement for the tree work contractor who provided them. The following important wording is missing – ‘*Construction Exclusion Zone – NO ACCESS*’.

Item 4. There are no Day-Glo ribbons attached to the top of the barrier, to ensure the fencing is clearly visible during the works.

Consistent with the terms of our pre-arranged site meeting, I requested (email of 13<sup>th</sup> May) confirmation in writing from the project arboriculturist and supported by photographic evidence, once those refinements had been made.

● We received an email on 6<sup>th</sup> August from the Agent (Hampshire Homes Group) with photographs, in response to my request. The photographs confirm with confidence that items 1 & 4 have been addressed. Item 2 appears to have been resolved. It is unclear whether Item 3 has been.

**Conclusion:**

● Development across the site is advanced, with heavy plant operating and substantial groundworks underway.

- It has taken more time and effort than necessary to get to a position where the majority of tree protection measures are 'fit for purpose', and later than required. Hopefully lessons will be learnt, and subsequent applications are submitted following timely input and adequate oversight from a project arboriculturist.

**Recommendation:**

- I recommend **APPROVAL** for this element of the application.

Mark Warwick  
Tree Officer / Parks and Greenspace Team