

Samuel Traylor

From: Clare Adamson
Sent: 08 March 2023 13:32
To: Planning Idox
Subject: FW: 2022/3796 - 16-18 Oatlands Drive Weybridge Surrey KT13 9JL

Hi,

Please add this consultation response and remove the existing tree consultation response as there are typing errors.

Kind regards,

Clare

Mrs Clare Adamson | Senior Planning Officer | Planning and Environmental Health
cadamson@elmbridge.gov.uk | 01372 474792 | elmbridge.gov.uk
Elmbridge Borough Council, Civic Centre, High Street, Esher, Surrey, KT10 9SD

From: Carl Springett <CSpringett@elmbridge.gov.uk>
Sent: 08 March 2023 11:54
To: Clare Adamson <CAadamson@elmbridge.gov.uk>
Subject: RE: 2022/3796 - 16-18 Oatlands Drive Weybridge Surrey KT13 9JL

Proposal: Development of 2 detached blocks comprising 33 flats with new vehicular access, associated houses.
Location: 16-18 Oatlands Drive Weybridge Surrey KT13 9JL
Application ref: 2022/3796
Application type: Full Application

Dear Clare,

Thank you for consulting me on the above application. I have viewed the documents submitted and made my comments below.

Protection Status:

- The site is not located within Ancient Woodland.
- Is not within a Conservation Area.
- TPOs are present on site (EL:12/25).

Overview:

- Site use: The proposed development site is private residential.
- Site outlay: Mixed trees/vegetation of various size, age, and condition, with TPO.
- General amenity: Trees on site contribute to the character and amenity of the area.

Supporting Arboricultural Information:

Has been supplied to British Standard 5837:2012 - Trees in relation to design, demolition and construction – Recommendations.

Conclusion:

The Council has no objection to the proposal on arboricultural grounds if works are carried out to specifications detailed within the supplied arboricultural report and attention is paid to the use of the following planning conditions:

TR101 – Tree Pre-commencement Meeting (With tree protection)

No development including groundworks and demolition shall take place and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until a pre-commencement meeting has been held on site and attended by a suitable qualified arboriculturist, representative from the Local Planning Authority and the site manager/foreman.

The site visit is required to ensure operatives are aware of the agreed working procedures and the precise position of the approved tree protection measures that remain installed in accordance with the approved tree protection plan(s) until all development works are finished and building materials have been removed

CONSULTANT: KEEN/SITE: 16-18 Oatlands Drive Weybridge Surrey KT13 9JL/TPP: 2044-KC-XX-YTREE-TPP01RevA/DATE: 2022

To arrange a pre-commencement meeting please email cspringett@elmbridge.gov.uk with the application reference and contact details.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14, DM6 of the Councils Core Strategy 2011 and Development Management Plan 2015. This is required to be a pre-commencement condition as the details go to the heart of the planning permission.

TR104 – Tree Protection Measures (With Pre-Commencement Meeting)

After the agreed tree protection measures (BS5837 2012 fig.2) have been installed in accordance with the tree protection footprint on approved plans, all tree protection measures shall be maintained for the course of the development works. The development thereafter shall be implemented in strict accordance with the approved details and method statements contained in

CONSULTANT: KEEN/SITE: 16-18 Oatlands Drive Weybridge Surrey KT13 9JL/REPORT: 2044-KC-XX-YTREE/DATE: 2022

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TR106 – Site Supervision

The completion schedule/report of all the agreed arboricultural site supervision and monitoring as approved in the arboricultural information

CONSULTANT: KEEN/SITE: 16-18 Oatlands Drive Weybridge Surrey KT13 9JL/REPORT: 2044-KC-XX-YTREE SECTION 6.4/DATE: 2022

shall be submitted to and approved in writing by the Local Planning Authority within 20 working days of the substantial completion of the development hereby approved. This shall include evidence of compliance through supervision and monitoring of the agreed activities by a suitably qualified arboriculturist.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14, DM6 of the Councils Core Strategy 2011 and Development Management Plan 2015.

TR108 – Tree Retention

All existing trees, hedges or hedgerows *inside the identified site boundary shall be retained*, unless shown on the approved drawings as being removed and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the proposed development.

No retained tree, hedge or hedgerow providing a screen shall be cut down, uprooted or destroyed, other than in accordance with the approved plans and particulars.

If any retained tree, hedge or hedgerow is removed, uprooted or destroyed or dies, another tree, hedge or hedgerow of similar size and species shall be planted at the same place, in the next available planting season or sooner.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14, CS15, of the Councils Core Strategy 2011 and DM6 of the Councils Development Management Plan 2015.

TR110 – Tree Planting & Maintenance.

No development including groundworks and demolition shall take place until full details of all proposed tree planting are submitted to and approved in writing by the Local Planning Authority. Serious consideration needs to be given to a significant landscaping scheme that may require engineering solutions in order to work with the amount of hard standing required for parking. More emphasis is required on landscaping to the front of site, consideration should be given to removing low grade trees in order to enhance visual quality with significant replacements. All new planting areas should be protected during construction shown on the tree protection plan.

Details are to include.

- species, sizes, locations, planting pit design / engineering, supports, and guards or other protective measures to be used.
- planting times and maintenance schedules for aftercare to ensure good establishment.
- size of the site and anticipated area for new planting, the Council expects a minimum of 30x heavy standard – semi mature trees that will be significant at maturity and thrive in their given locations (engineered planting pits may be required for certain areas) to be planted to maintain future arboricultural amenity.

All tree planting will be carried out in accordance with BS 8545:2014 prior to the occupation of any part of the development.

If within a period of 5 years from the date of the planting of any tree, that tree, or any planted in replacement for it, is removed, uprooted, destroyed, or dies, another tree of same size and species shall be planted at the same place.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14, CS15, of the Councils Core Strategy 2011 and DM6 of the Councils Development Management Plan 2015. This is required to be a pre-commencement condition as the details go to the heart of the planning permission.

Regards

Carl Springett | Tree Officer | Planning Services

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Elmbridge Borough Council Civic Centre High Street Esher Surrey KT10 9SD