

**Application Number & Location:22-1123 Princess Royal barracks - Sports Hub**

**Proposal: Reserved Matters application pursuant to Condition 4 for the provision of the Sports Hub, Phase 5d, (excluding the sports pavilion) with access, layout, scale, appearance and landscaping being considered and the partial submission of details pursuant to conditions 16 (Ecological Mitigation and Management), 21 (Provision of LEAP) 29 (Tree Retention and Protection), 32 (Hard and Soft Landscaping) and 33 (Landscape Management Plan) attached to 12/0546 as amended by 18/0619 and 18/1002 and Schedule 5 Part 7 (Provision of Sports Hub) of the Section 106 agreement dated 17 April 2014 as varied.**

**Date: 26/02/24**

**Terminology:**

Tree preservation order (TPO), root protection radius (RPR), root protection area (RPA), tree protection fencing (TPF), ground protection (GP), construction exclusion zone (CEZ), arboricultural impact assessment (AIA), tree constraints plan (TCP), arboricultural method statement (AMS), tree protection plan (TPP). National Joint Utilities Group (NJUG). British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations (BS5837:2012). Cellular Confinement System (CCS).

026/02/24 – Updated comments

The tree pits around the car park require further clarification and I have outlined my request for further information below along with my previous comments. In relation to the amendments to the documents and landscaping that aspect I am happy to be managed under condition, once these final comments have been adequately addressed.

**Tree pits within the car park.**

1. The soil volumes provided, it is not clear on what basis that these trees have adequate soil volume, please show your source, further to this it is not clear if you have accounted for the kerb edging and footings required in your calculations please confirm. I draw your attention to my later comments regarding rain gardens (point 1 of **DC2-WTM-LX-107-XX-DR-04-1001 PS10**) Further to this the LPA is not planning for the short term in terms of tree planting and retention, generally where enough soil volume is shown it is for 25 years, the LPA is looking beyond such a short planting and retention scope. The planting beds through this section require further work.

**Thankyou for your updated comments, you have stated that the volumes are in excess of the requirements, please clarify what these requirements are and where they were provided from?**

**You have stated that the parking bays are porous, however, my understanding is that these are not a tree crate system but a water retention system, the trees are not able to exploit this and so provides no tangible benefits to the trees around them, can you please provide further details if I am mistaken on this point, otherwise my comments remain the same.**

**DC2-WTM-LX-107-XX-DR-04-1001 PS10**

1. Drainage within the car park has not been specified to include any SUDS elements for the proposed tree pits, such as rain gardens, this seems an entirely missed opportunity at this time and is reflective of point 2 under DR-04-1000 PS14.

**My comments are reflective of my comments above re: porous parking but not exploitable for the trees or plants**

I am happy for the remainder of the details to be conditioned as a such please use conditions:

**TP02, TP05 TM01**

And the following conditions:

**Landscaping**

**Prior to completion or first occupation of the development hereby approved**, whichever is the sooner, full details of both hard and soft landscape works, will need to be submitted to and approved in writing by the Local Planning Authority, these works shall be carried out as approved within the first planting season (September – April) following completion or first occupation of the development, whichever is sooner and retained thereafter in accordance with the approved details.

Details shall include:

- A. A detailed scaled plan(s) showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
- B. Location, type and materials to be used for hard landscaping and boundary treatments including specifications, where applicable for:
  - I. Permeable paving
  - II. Tree pit design including the use of underground modular systems
  - III. Sustainable urban drainage integration use within tree Root Protection Areas (RPAs);
  - IV. Any Proposed level changes within RPA's
- C. a detailed written soft landscape specification detailing the quantity, density, size, species, position and the proposed time or program of planting of all trees, shrubs, plants, hedges and grasses etc. and sufficient specification to ensure successful establishment and survival of new planting, including a landscape management plan and a comprehensive watering program, covering maintenance schedules for a minimum period of 5 years.
- D. Specifications for operations associated with plant establishment and maintenance that are compliant with best practise.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of any retained tree unless agreed in writing by the Local Planning Authority.

If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its written consent to any variation.

**To protect trees and landscapes which contribute to the visual amenities of the site and surrounding area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.**

## LANDSCAPING COMPLIANCE

Following the completion for the planting of all new trees and shrubs on site as illustrated within the approved Landscape documents, schedule and landscape management plan, 10 days' notice shall be given to the Local Authority to inspect the newly planted trees and shrubs. If it is found that any planting is not in accordance with the aforementioned documents or that any tree or shrub is defective, further works and/or replacement planting will be undertaken and then agreed with Local Planning Authority, until correct. This condition may only be fully discharged upon completion of the proposed development, subject to satisfactory written confirmation that the trees and shrubs have been planted in accordance with the submitted details.

**Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies – DM9**

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