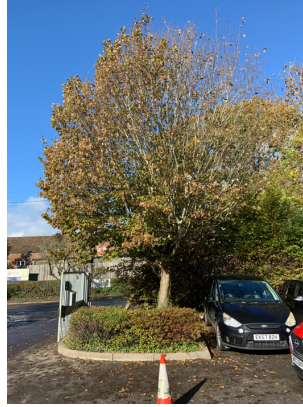


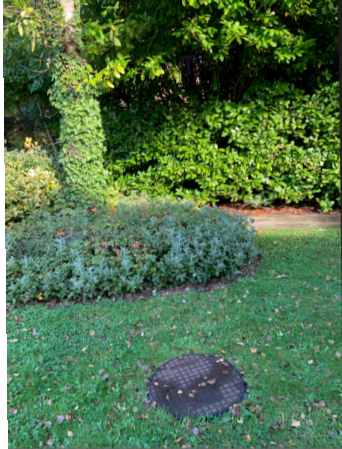
Appendix 4 Objections

G1 Photos from the DVSA

T1



T2



T5 Drain



T3 Damage



T4



T5

From: @DVSA.GOV.UK>

Sent: Monday, November 20, 2023 10:11 AM

To: Trees <trees@southampton.gov.uk>

Cc:

<@DVSA.GOV.UK>

Subject: Ref: T2-779 FAO:

Importance: High

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Good morning,

We have received your letter dated 25/10/2023 and would like to object to the proposals based on the following grounds.

Southampton Driving Test Centre is a busy test centre providing driving tests and assessments for numerous customers of different ages and backgrounds. Some tests and assessments are conducted for disabled customers and medical assessments are conducted on behalf of the

DVLA for those often requiring extensive adaptations to their vehicles to enable them to drive due to limited mobility. It is therefore imperative that the space that we operate in is safe not only for customers but also for staff.

T3 & T4

In the Autumn months these trees create a health and safety risk to staff and customers due to the fruit it drops all over the carpark. The roots are also damaging the surface of the carpark by lifting the tarmac. To leave these trees in place will put people at risk of slips and falls and the roots have now begun to damage the surface of the carpark and could continue to cause further damage if left to their own devices. (Please see pics attached)

T1 & T2 & G1

In the summer months sap from the leaves and branches overhanging the carparking spaces cause damage to staff and customer vehicles covering them in sticky sap damaging paintwork.

T5

This tree was due to be removed under proposals for a new carpark layout. If this tree remains it limits the amount of carparking spaces we can create. Please also note this tree is close to a drain so the roots could cause significant damage.

Leaving this tree in place will restrict what we can do going forward with new proposals to extend our carpark. Currently reduced parking is having an impact on customers and staff within the carpark, particularly for staff. Two accidents have occurred this year where people attending for test have hit staff vehicles causing significant damage and customers are struggling to park their cars prior to the start of the test due to limited space.

Secondly as part of a recent refurb great expense went into installing solar panels to the roof space however because it hasn't been connected to the main grid, they are currently inactive resulting in a missed opportunity to generate our own electricity and reduce our outgoings. Keeping trees **G1** could prevent the DVSA connecting the solar panels to the mains grid via a cable which would need to be dug along the perimeter of the building then out onto the main road. With the DVSA's vision to be more sustainable we are currently not achieving this and our carbon footprint which could be lower remains high.

I have attached photos of the trees in question and attached the original proposal for the new carpark layout to help you visualise the proposed changes to the carpark. I object to these proposed changes in the strongest terms and look forward to hearing from you in due course.

Kind regards



██████████ / LDTM Sector 120 / Area 15

Southampton Maybush DTC, Green Lane, Southampton, Hampshire, SO16 9FP

Mobile: 0 ██████████

Office: ██████████

Email: k ██████████@dvsa.gov.uk

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safer driver

[REDACTED]

From: [REDACTED]
Sent: 24 November 2023 15:42
To: [REDACTED]@DVSA.GOV.UK
Subject: RE: Ref: T2-779 FAO: [REDACTED]

Dear Mr [REDACTED]

Many thanks for taking time to contact the City Council tree team in relation to the new Tree Preservation Order (TPO) placed on trees within the DVSA site at Green Lane. I hope that this email will explain the rationale behind the making of the order and to answer the points that you have raised.

The council has a green city charter and is keen to retain healthy trees across the city for the benefits that they provide. As the trees provide amenity to the local area including carbon sequestration their importance is even more significant where there is a relatively higher level of air pollutants. The trees would help to mitigate any pollution caused by the volume of cars using the site. The trees ability to make the air cleaner is often a welcomed benefit of trees in an urban environment.

I appreciate that sometimes trees cause seasonal nuisance from sap and fruit fall, but this is temporary and can be dealt with quite easily with a solution of soapy water and regular waste clearance. The removal of trees to prevent this type of seasonal nuisance would be a disproportionate response to the issue.. I note that you are concerned about tree roots damaging the car parking area. If the car parking area is being refurbished, then perhaps a suitable porous ground material could be laid over the tree roots to retain the trees and repair the ground surface. I have not seen the plans (the zip file contained photos and no plans) regarding your proposals to change the car park but would be very disappointed to see the removal of trees for this purpose, without consideration given to design which allows for the retention of the tree or using offsite parking areas.

Turning to the matter of the solar panels then, these were granted permission under planning permission 22/01351/FUL. There is a part on the planning application where the applicant must state whether there are any trees or hedges on site, and this was answered with no. Therefore, I am surprised that the removal of trees is required to install a connecting cable. Perhaps the cable can be installed around the root protection areas of the trees.

The presence of a Tree Preservation Order does not mean that no work can be carried out to the tree. Only that consent must be obtained prior to the work being carried out. This is a free process that involves the completion of a straightforward application which can be made online via the planning portal.

Currently the tree preservation order is temporary and cannot be made permanent (Confirmed) if there are objections to the making of the order, therefore if you are not satisfied with my response and wish to uphold your objection, then the matter must be presented to a panel of elected member at the Planning & Rights of Way panel.

This is a publicly held meeting in which your objection would be presented along with my report that details the reasoning behind the making of the TPO along with my responses to objections received. You will be invited to this meeting and will be given an allotted time to put your objection across to the members of the panel. Once all representation has been heard, the member will vote on whether the council should confirm the order.

Please can you respond to me in relation to how you wish to proceed with this objection. If you are happy with my response, you can withdraw your objection, however if you wish to take the objection to the Planning and Rights of Way Panel, then please state that you wish to uphold your objection.

If the objection is upheld, then I will start the process of writing my report, which you would receive a copy of along with the date of the meeting. This must be within 6 months of making of the order, therefore could be at the next panel on 12 December 2023 or a later one of 23 January 2024, but no later than 24 April 2024. Please would you let me know by return if you wish to uphold your objection or if you are willing to withdraw it.

If you have any questions regarding my response of wish to discuss any further points, please do not hesitate to contact me.

Regards

[Redacted]
City Tree Officer
City Services
Place Directorate
Southampton City Council
Hours of work Tuesday, Wednesday, Thursday Friday and alternate Mondays
+44(0)23 8083 3005
email:trees@southampton.gov.uk

From: [Redacted]@DVSA.GOV.UK>
Sent: Monday, November 20, 2023 10:11 AM
To: Trees <trees@southampton.gov.uk>
Cc: [Redacted]@DVSA.GOV.UK>; [Redacted]@DVSA.GOV.UK>
Subject: Ref: T2-779 FAO: [Redacted]
Importance: High

You don't often get email from [Redacted]@dvsa.gov.uk. [Learn why this is important](#)

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Good morning,

We have received your letter dated 25/10/2023 and would like to object to the proposals based on the following grounds.

Cc: [REDACTED]@DVSA.GOV.UK>
Subject: Re: Ref: T2-779 FAO: [REDACTED]

Hi [REDACTED]

Thank you for your email.

I appreciate you taking the time to give your reasoning behind the order. We to are committed to lowering co2 and pollutants and appreciate the importance of what trees do and the habitat it provides particularly for local wildlife.

We very much would like to keep and maintain as many trees and hedges as possible to support this however we still feel that the negative impact in not addressing these issues would create an unnecessary health and safety risk to staff and customers and would come at a huge cost to ultimately resurface the carpark as suggested. We rely on contractors to maintain the grass and shrubs and unfortunately the length of time between visits means that fruit will fall and pose a risk. As the trees are very small I disagree that this is a disproportionate response. As an Agency we have a responsibility for the health and safety of staff and the general public using our site and this would need to be prioritised.

I have attached the proposal for the carpark which ideally would require the removal of the silver birch tree. We have considered alternative ideas to parking however it wouldn't be prudent for staff to park their vehicles on Green Lane. This would cause major congestion and create hazards for learner drivers and local residents with increased potential for road traffic accidents.

To avoid me appealing formally perhaps we could seek a compromise? Could the two small fruit trees T3 & T4 be relocated within the test centre? Somewhere it won't drop fruit on the carpark? Trees T1 & T2 & G1 could be significantly cut back to reduce sap dropping onto vehicles then that would mean that it would be just the Silver Birch tree T5 that would need to be removed.

Let me know your thoughts as it would be good to work together for a positive outcome. If this isn't acceptable I would be appealing formally and should be able to attend the date you suggested in January.

Kind regards

[REDACTED]

[REDACTED] Sector 120 / Area 15

Southampton Maybush DTC, Green Lane, Southampton, Hampshire, SO16 9FP

Mobile: 0 [REDACTED]

Office: [REDACTED]

Email: [REDACTED]@dvsa.gov.uk

This Message Is From an External Sender

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Report Suspicious

Good morning,

I haven't received a reply to my email last week.

Could you let me know your thoughts and how you would like to proceed.

Many thanks

Kind regards



Sector 120 / Area 15

Southampton Maybush DTC, Green Lane, Southampton, Hampshire, SO16 9FP

Mobile:



Email: [\[redacted\]@dvsa.gov.uk](mailto: [redacted]@dvsa.gov.uk)

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Driver & Vehicle Standards Agency

Helping you stay safe on Britain's roads

Safer drivers, safer vehicles, safer journeys for all

From: [redacted]

Sent: 01 December 2023 14:35

To: [redacted] [outhampton.gov.uk](mailto: [redacted]@southampton.gov.uk)>

[REDACTED]

To: [REDACTED]
Subject: RE: Ref: T2-779 FAO: [REDACTED]

Hi [REDACTED]

Thanks for your email. I have looked at the car park plan and wondered if any consideration had been given to moving the disabled parking space to the end of the row of 7 new spaces, on the South side of the building, freeing up the disabled bay to possibly create 1-2 spaces, then for the 7 to be reduced in number to allow the retention of the silver birch.

With regards to the hornbeams, should an application be received to carry out reasonable works that would not harm the amenity or physiology of the tree, then this would most likely be looked upon favourably and consent given.

I understand that you would not remove your objection to the TPO unless the Council agree to omit the silver birch, so that this can be felled. It is my opinion that this tree provides valuable amenity to the area and should be included in the TPO. It seems that we cannot agree on this point and therefore the matter would need to be resolved by the Planning and Rights of Way Panel.

The next panel is currently scheduled for 23 January 2024, I will aim to prepare my report for this date. (Sometimes the meetings are cancelled by the panel, if this happens, I will present at the next available panel date). I will send you a copy of the report by 12 January 2024. You will be invited to attend and if you wish, you can present your points to the panel.

Your objection is already a formal objection and will be given to the panel to consider, so you don't need to take any further action that respect. However, if you are minded to withdraw your objection, then please let me know.

Regards

Mrs [REDACTED]
[REDACTED]
City Services
Place Directorate
Southampton City Council
Hours of work Tuesday, Wednesday, Thursday Friday and alternate Mondays
+44(0)23 8083 3005
email:trees@southampton.gov.uk

From: [REDACTED] DVSA.GOV.UK>
Sent: Friday, December 8, 2023 8:33 AM
To: [REDACTED]@southampton.gov.uk>
Subject: Re: Ref: T2-779 [REDACTED]
Importance: High

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Parking Area A
 Erase existing white lining & disabled bay markings.
 Install new white lining to 5 No parking bays

Parking Area B
 Remove existing trees & shrubs
 Remove & dispose existing kerbs & concrete haunching
 Excavate over site to 350mm deep & cart away
 Lay 30mm surface course (AC 10/100/150 pen hrs), 60mm binder course (DBM base course), 100mm base (DBS road base course) & 150mm sub-base (granular sub-base Tp Type 1 clause P03), laid to fall to existing gully outlet.
 Install new IC covers and frames to suit traffic loading requirements. Adjust cover levels to suit new tarmac levels.
 Install new white lining to 5 No parking bays
 Make good soft landscaping.

Exit Ramp A
 Lift existing paving and dispose.
 Excavate over site 200mm & 400mm deep for footings
 Lay C30 concrete footing 200mm deep 250mm wide
 Build facing brick dwarf walls to form upstand of level area and ramp.
 Lay 150mm compacted hardcore
 Lay 600x600x50mm hydraulically pressed concrete paving slabs on sand/cement mortar & point joints.
 Provide & install 50mm dia handrail, as Part M Building Regulations
 Make good soft landscaping.

Exit Ramp B
 Remove existing shrubs
 Remove & dispose existing kerb edgings & concrete haunching.
 Lift existing paving and dispose.
 Excavate over site 200mm & 400mm deep for footings.
 Lay C30 concrete footing 200mm deep 250mm wide
 Build facing brick dwarf walls to form upstand of level area and ramp.
 Lay 150mm compacted hardcore
 Lay 600x600x50mm hydraulically pressed concrete paving slabs on sand/cement mortar & point joints.
 Provide & install 50mm dia handrail, as Part M Building regulations.
 Make good soft landscaping.

Paving
 Lift existing paving & sub-base and dispose.
 Excavate to 200mm deep generally around site.
 Install 100x50mm pressed concrete kerb edgings on C20 concrete haunching.
 Lay 600x600x50mm hydraulically pressed concrete paving slabs on sand/cement mortar & point joints.
 Install dropped & transition kerbs to paving crossovers to parking level.
 Make good soft landscaping.

Disabled Bay
 Install new white lining to disabled logo.

Road Markings - Text
 Install new white lining text markings

Lighting
 Solar powered medium level lighting to new & existing parking areas, paving dropped kerbs, etc.

Rev	Description	Date
P01	First Issue.	XX/XX/XX

Client:
DVSA

Project Title:
DVSA SOUTHAMPTON

RLB ID: XXXXXXXX	Drawing Number: 02
----------------------------	------------------------------

Drawing Title:
EXTERNAL PROPOSED

Stage: FEASIBILITY	Status: S0	Revision: P01
Date: 03/10/2022	Size: A1	Scale: 1:100



86 Queens Ave, Bristol, UK, BS8 1SB
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Contact: Martin.Plow@uk.rlb.com
 Author: Martin.Plow@uk.rlb.com
 QA: Martin.Plow@uk.rlb.com

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Postal address

PO Box 3501, Bristol BS2 2FL
T: 0117 925 2020 | F: 0117 925 2025

FAO [REDACTED]
Trees Team
Southampton City Council
Civic Centre
Southampton
SO14 7LY

Our ref: bs/db/2dn70/0581
Your ref: T2-779
DDI: [REDACTED]
Doc no: 29831190v1

By e-mail: trees@southampton.gov.uk

20 November 2023

Dear Sirs

The Southampton (DVSA Green Lane) Tree Preservation Order 2023 ("the Order")
Objection to Confirmation of the Order
Our Client: Driver and Vehicle Standards Agency (DVSA)

We are instructed on behalf of the Driver and Vehicle Standards Agency to **object** to confirmation of the proposed Southampton (DVSA Green Lane) Tree Preservation Order 2023 ("the Order").

The Order affects the Southampton Maybush driving test centre site that is occupied by our client for the purpose of providing practical driving test services to the locality.

The notice of the making of the Order dated 25 October 2023 identifies the following trees:

- T1 - 1x Hornbeam to West of entrance facing Green Lane;
- T2 - 1x Hornbeam to East of entrance facing Green Lane;
- T3 - 1x Apple located North West of the main building within the car park;
- T4 - 1x Apple located North West of the main building within the car park;
- T5 - 1x Silver Birch North East of main building; and
- G1 - 2x Hornbeam alongside North Corner boundary of test centre facing Green Lane.

Our client objects to the Order being confirmed on the following grounds.

1. Amenity

Our client does not agree that confirmation of the Order in the interest of amenity.

T3, T4 and T6 are not clearly visible to drivers and pedestrians passing along Green Lane. These trees can only be clearly seen by users of the test centre once they have entered our client's car park. Our client's site does not form part of a natural beauty spot, nor does the public visit our client's site for leisure or visual amenity. Therefore, any prospective works to or removal of these trees will not result in a significant negative impact on the local environment or its enjoyment by the public.¹

¹ Department for Levelling Up, Housing and Local Government, *Planning Practice Guidance* - Paragraph: 007 Reference ID: 36-007-20140306

T1, T2 and G1 lie along the boundary of our client's site with Green Lane. A hedge also runs along this boundary and there are several mature trees lying just outside our client's boundary on the pavement and verge. As a result, our client's main building is amply screened by the hedge and other trees outside the site and any future topping, lopping or removal of these trees would not result in significant detriment to the public view of the site from the highway.

Our client is not aware that any of the trees affected by the order have particular rarity, cultural or historic value, contribution to the local landscape or relationship with the landscape.² Indeed, T3, T4 and T6 are not visible to the general public unless they enter the car park and although T1, T2 and G1 are more visible from the highway, it is unlikely that a pedestrian passing our client's site on this boundary would notice due to the height of the hedge and overhang of the mature trees on the pavement/verge.

2. Expediency

Our client does not consider confirmation of the Order to be expedient.

Our client is a Government Agency with the necessary resources to ensure the trees are well-maintained and managed. There is no practical need for the Council to control our client's management of trees in its car park.

Importantly, if the Order is confirmed, our client will have no option but to needlessly expend additional public funds on seeking the Council's consent prior to carrying out works to the trees, for no amenity gain.

3. Safety

T1 and T2 are substantial mature trees standing either side of the sole vehicular access to our client's site. T1, T2, T3 and T4 are immediately adjacent to parking spaces. T6 is also a substantial mature tree and is situated close to walkways leading to both of the entrances to our client's main building.

Our client must prioritise the safety of its staff and driving test candidates who use the car park and the building. From time to time, it may be necessary for topping or lopping works to be carried out to ensure there is no risk of personal injury or damage to property of users of the test centre.

In addition, the roots of T3 are breaking up the surface of the car park and lift up kerbstones. It is very likely that this damage will continue to worsen and eventually become a hazard to staff and driving test candidates using the car park, which may require remedial works affecting the tree.

Should the Order be confirmed, essential works to the trees may be delayed while our client seeks the Council's consent. In the extreme, our client's site could be rendered inoperable if the trees become unsafe. This would have a detrimental impact on the delivery of driving test provision in the local area and in particular, wait times faced by driving test candidates could increase considerably.

Our client is grateful to the Council for its consideration of these comments and our client would be happy to engage in further discussions with the Council in this regard.

Yours faithfully



Veale Wasbrough Vizards LLP

² Department for Levelling Up, Housing and Local Government, *Planning Practice Guidance* - Paragraph: 008 Reference ID: 36-008-20140306

TREES TEAM

Southampton City Council
City Services
Place Directorate
Southampton City Council
SO14 7LY



Telephone: 023 8083 3005 (0)
Email: trees@southampton.gov.uk
Please ask for: [REDACTED]

Veale Wasbrough Vizards LLP
PO Box 3501
Bristol
BS2 2FL

28 November 2023

Dear Sirs

RE: The Southampton (DVSA Green Lane) Tree Preservation Order 2023

Thank you for your letter dated 20 November 2023 in relation to the newly made Tree Preservation Order (TPO) that has been applied to trees within the DVSA site at Green Lane Southampton. I note that you have raised several points concerning the making of the order and wish to make an objection in relation to this.

I have considered the points of your objection and can offer you a response as follows:-

The reason why the decision was made to place a TPO on these trees was due to the uncertainty of their long-term retention. It is not unusual for the tree team to receive requests from members of the public to ask if a tree is protected. If the tree has no order at the time of the request, then this information is given. The Council received two successive requests for a TPO check on this site from a tree surgeon who wanted to remove a small sapling from the site and carry out some minor proximity pruning. Whilst completing our checks it became apparent that the area had been subject to re development in the past. It is common for the Council to review trees on re developed land for their suitability for protection. It was deemed appropriate at this juncture to carry out that review.

Following this a site visit was carried out and a TEMPO (Tree Evaluation Method for Protection Orders) assessment was conducted. This is an industry accepted method of assessing the suitability of a protection order. You will see from the attached TEMPO that some of my scores are conservative assessments. At the end of the assessment, if the required figures support the making of the order, then this can give confidence that it is appropriate.

I note that your client does not consider that T3 and T4 provide any amenity to the area as they '*are not clearly visible to drivers and pedestrians passing along Green Lane*' [Sic]. However, they have some visibility when passing and you will see that I have allowed for the level of visibility with the assigned score on the TEMPO form. As the trees grow, they

will provide even more visual amenity to the public, if allowed to reach maturity. I agree with your comment that the DVSA site is not part of a natural beauty spot, nor does the public visit for leisure or visual amenity and again this is reflected in the score given on the TEMPO assessment.

I agree with your comment that trees T1 and T2 are substantial and as such I believe they do offer significant visual amenity to the area as they can be seen from some distance along Green Lane.

I feel that it is important to understand that the term 'amenity' has not been defined in the TPO legislation. Therefore, one must consider all aspects of amenity, which along with visual amenity, includes the contribution to the ecology and environment for example by mitigating against climate change and improving air quality.

As to the matter of expediency, the planning policy guidance states that it may be *'expedient to make an order if the authority believes there is a risk of trees being felled, pruned, or damaged in ways which would have a significant impact on the amenity of the area. But it is not necessary for there to be immediate risk for there to be a need to protect trees.'* You will see from the TEMPO assessment that a score of 1 was given for the assessment of expediency. This is the lowest score possible and represents a precautionary measure. However, I have since received an email from a staff member of the DVSA suggesting that T3, and T4 should be removed, T5 is planned for removal, G1 needs to be removed and T1 and T2 produce sap and leaves which cause damage to cars. This brings their long-term retention into question. From this I believe the trees are at risk of being felled and therefore it is expedient to protect the trees with a Tree Preservation Order.

The application process involved in obtaining consent to carry out works to trees is straightforward and is provided free of charge. Therefore, it should not place an undue financial burden on to your client.

Regarding your safety concerns about T1, T2, T3 and T4, then, the TPO does not prevent work from taking place and any reasonable request for work would be considered favourably, such as a small crown lift over parking areas to ensure branches are not too low. There are some exceptions within part 14 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012) where the authority's consent is not required which would allow for a quick response to trees which are causing an immediate risk of serious harm.

With regards to the tree roots of T3, there are ways to repair the ground whilst retaining the trees and perhaps such an engineering solution could be employed to repair the ground and retaining wall around the trees.

In respect of your objection to the protection of T6, as there is not a T6 on the Order, kindly confirm which tree you are referring to within the order so that I may respond.

I hope that I have been able to give you enough information that will show why the order was made and to allay any concerns that your client has with the trees being protected.

Currently the Tree Preservation Order is temporary and cannot be made permanent (Confirmed) if there are objections to the making of the order, therefore if you are not satisfied with my response and wish to uphold your objection, then the matter must be presented to a panel of elected members at the Planning & Rights of Way Panel.

This is a publicly held meeting in which your objection would be presented along with my report detailing the reasoning behind the making of the TPO along with my responses to any objections received. You will be invited to this meeting and will be given an allotted time to put your objection to the members of the panel should you wish. Once all representations have been heard, the members will vote on whether the council should confirm the order.

Please can you respond to me in relation to how you wish to proceed with this objection. If you are satisfied with my response, you can withdraw your objection, however if you wish to take the objection to the Planning and Rights of Way Panel, then please state that you wish to uphold your objection.

If the objection is upheld, then I will start the process of writing my report, which you would receive a copy of along with the date of the meeting. This must be within 6 months of making of the order, therefore would be between 12 December 2023 and 24 April 2024.

If you have any questions or wish to discuss any further points, please do not hesitate to contact me.

Yours Faithfully


Tree Officer

If you would like this letter sent to you in another format or language, please contact the number at the top of this letter.