

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00541
LOCATION	The Grove, Billett Avenue, Waterlooville
PROPOSAL	Alternative design for Plot 1 The Grove to that approved under APP/18/00109 (Erection of four dwellings with the associated vehicular and pedestrian access and landscaping and replacement culvert).
RECOMMENDATION	Approval, subject to conditions
DATE	30 th January 2024

Reasons for Recommendation

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of a scheme, including measures to ensure their continued survival.

The application proposes an alternative design for Plot that was approved under application APP/18/00109.

As part of the consideration of the application conditions for the original application have been discharged, notably condition 6 and condition 8 and the S106 Management Plan Document has been signed.

If the officer is minded to grant planning permission for the application additional information concerning the landscaping would need to be submitted that ensured the three trees to be planted as shown in the approved plans 'Landscape Masterplan' (LA2202 07 Revision B), 'Landscape Masterplan - Tree Impact Plan' (LA2202 07 Revision B), Tree Pit Sketch (LA2202 08), Landscape Masterplan – Landscaping Zones (LA2202 12 Revision B), Landscape Masterplan – Individual Property Areas (LA2202 06 Revision D).

The officer should also be mindful of the Environment agency previous response to application APP/18/00109 to ensure a condition is maintained that allows their access to maintain the culvert and Landscape Masterplan – Individual Property Areas (LA2202 06 Revision D) includes an annotation that field gates should be included within the fence for occasional Environment Agency Access to the culvert in the rear garden.

The s106 signed management plan document refers to the need for this access to be maintained along the southern boundary of the site (as shown in drawing LW.20.04.DP of the Management Plan) and the landscaping should be mindful of this as no trees or other deep rooting plants or shrubs should obstruct access to vehicles, plant or equipment.

If the officer were minded to grant permission for the application, detail of the landscaping with the tree replacements and fencing to secure Environment Agency access to the culvert should be secured by condition for the application to be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

The application includes details of an updated Arboricultural Method Statement (Reference 1336.bjh.Jan24) which is welcomed and would apply the appropriate tree protection measures to the trees on site and adjacent to the site. If the officer were minded to grant permission for the application, detail of the tree protection measures should be secured by condition for the application to be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Subject to the conditions listed below, the application would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommended Conditions:

Approval subject to the following conditions;

a) Pruning works:

Any required tree works shall be submitted to the local authority prior to commencement and should be pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

b) Tree protection measures:

The development hereby permitted shall only be carried out in accordance with the British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) and arboricultural Method Statement from (Reference 1336.bjh.Jan24) provided by Bernie Haverson.

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

c) Landscaping:

A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the hereby approved development and must be in accordance with plans 'Landscape Masterplan' (LA2202 07 Revision B), 'Landscape Masterplan - Tree Impact Plan' (LA2202 07 Revision B), Tree Pit Sketch (LA2202 08), Landscape Masterplan – Landscaping Zones (LA2202 12 Revision B), Landscape Masterplan – Individual Property Areas (LA2202 06 Revision D) and Landscape Management and Maintenance Plan from application APP/18/00109 discharge of condition 8. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use. Any existing tree shown to be retained or trees or shrubs or hedgerow to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs or hedgerow of appropriate size and species in the next planting season.

Reason: To ensure the continuity of amenity and wildlife value afforded by the trees and landscaping in question that ensures the appearance of the development is satisfactory and in accordance with policy CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.