

ADDITIONAL PLANNING STATEMENT

APPLICATION REF: APP/23/00671

PROPOSED DEVELOPMENT: One storey 6.3m high boat shed in the garden

DATE: 25TH SEPTEMBER 2023

SITE: 8 NORTHLANDS PARK, EMSWORTH, HAMPSHIRE PO10 7EY

APPLICANT: MRS MARGITA MILLERS, 8 Northlands Park, Emsworth PO10 7EY

Following our application on 8 August 2023 we have instructed ROAVR Group to carry out tree survey, arboricultural implications appraisal and produce arboricultural method statement. During this process we had a thorough consultation with tree specialists and to mitigate any impact on trees we have made the following amendments to our original proposal:

1. Solar panels are removed from proposal. So no solar panels are now proposed
2. It is proposed to run rainwater from the roof of the building to the rooting areas of the five trees in order to replace any water lost from their radial Root Protection Areas.
3. We are not proposing any new hard surfaces as there is existing gravel footpath all around the site.
4. All underground services will be run outside roof protection areas of trees
5. The site ground level is sloping from west to east and has been partly covered with 75mm scalpings on geotextile fabric and some vegetable beds. Please see *Existing Drive Footpath layout plan ref. 105/21*. Therefore, we are not proposing to change any levels. The proposed shed will be built on top of existing scalpings laying minimum of 200mm thick stone layer and 250mm tick concrete slab. The finished floor level of the slab will be 375mm above the existing ground level to comply with Flood Risk Assessment requirements
6. The proposed shed footprint will encroach on very small areas of estimated root protection areas. It is estimated to be between 0.15% to 6.6% However we have been cultivating the soil near trees by planting potatoes and have not noticed roots there. Please see pictures from Arboricultural Report