

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/21/00601
LOCATION	Land north of Solent Road (adjacent to Bosmere Medical Centre) Havant
PROPOSAL	Proposed Portsmouth Water Headquarters building (Use Class E(g)(i) use); widened access onto Solent Road; and associated access, car parking, landscaping and works; including the felling of 7No. trees the subject of TPO No.1801 in order to improve the access and allow for the development.
RECOMMENDATION	Approve, subject to conditions
DATE	19 th September 2023

Reasons for Recommendation

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

The development would result in the loss of 11 trees across the site (Landscape Layout 892.10.02 Revision B) and three of these trees are subject to a Tree Preservation Order (TPO 1801 within G5).

Whilst it is disappointing to see the removal of trees on site, especially trees subject to a Tree Preservation Order (TPO), the accompanying Tree Survey (829.TS.01) highlights the poor condition of one of the ash trees subject to the TPO and the general low amenity value of the adjacent horse chestnut and ash on the southern boundary.

The authority would dispute the amenity value attributed to these trees in the Arboricultural Impact Assessment (Issue No.3: 13-04-2023) and Tree Survey (829.TS.01) as they are considered to have a greater positive impact on the local area than suggested, but given the development proposals to retain existing trees along the southern boundary, and the increase of tree planting across the site (83 new trees), which far exceeds the numbers of trees to be removed, the overall impact would be an enhancement of existing tree cover whilst protecting and retaining a significant number of trees on site.

If the officer were minded to grant permission for the application, an updated Tree Protection Plan with an Arboricultural Impact Assessment and Method Statement with details of tree pruning works should be secured by condition prior to commencement.

The Arboricultural Impact Assessment (Issue No.3: 13-04-2023) would need to be updated to provide greater detail of tree protection measures proposed, especially in regard to T22 and T48 (subject to G5 of 1801 TPO) and paragraph 2.1.3 that refers to the removal of a Scots Pine in group 1 or 2 but there is no record of this in the Landscape Layout drawing (892.10.02 Revision B). The Arboricultural Impact Assessment should also reflect the changes to the drainage layout that have been requested by the Local Lead Flood Authority (consultee comment 01.09.2023) and this should then be reflected in paragraph 3.5.2 to understand the potential impact on the adjacent trees. The Arboricultural Impact Assessment also refers to the loss of 13 trees across the site (paragraph 3.6.1) and this should be clarified.

The Landscape Layout (892.10.02 Revision B) identifies a good selection of replacement trees, but the maintenance of the planting should be increased to 34 visits over 104 weeks and should the officer be minded to grant permission for the application, the Landscape and Maintenance Plan should be secured by condition prior to commencement to allow for replacement planting to be required 5 years post completion of the development. The consideration of larger separation distances of the larger variety of trees (e.g. Quercus robur in Planting Layout South - 892.19.02

Revision B and Planting Layout West 892.29.02 Revision B) could reduce the potential of asymmetric growth in the crowns and increase their amenity value to the area.

The proposed works, subject to the conditions listed below 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:

No development, including site clearance, shall commence on the site until a tree survey detailing proposed tree works in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

b) Tree protection measures:

No development, including site clearance, shall commence on the site until a dimensioned tree protection plan in accordance with Section 5.5 and an impact and method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to 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. 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 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 of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance and to safeguard the health of existing tree(s) which represent an important amenity feature in accordance with policies CS16 and DM8 of the Havant Core Strategy (2011) and the National Planning Policy Framework.