

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/22/01054
LOCATION	Land adjacent to Bunting Gardens, Waterloooville, PO8 9UP
PROPOSAL	Construction of 3No. 4 bedroom dwellings with associated parking and landscape works
RECOMMENDATION	Approve, subject to conditions
DATE	6th June 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.

It is clear the development has sought to reflect the importance of trees on the site and their importance to the character and appearance to the area which is welcomed.

Discussion with the agent has sought to reduce the impact on trees and this collaborative working is to be commended. However, the request for the inclusion of no dig construction as labelled for parking bays 15 and 16 to be applied to parking bays 1 and 2 and the new dropped kerb, and associated pedestrian tarmac and corduroy tactile paving to tie in with existing footpath to protect and enhance the condition of T11 is uncertain. It is requested that the Hampshire County Council Highways Team consider an engineered solution to reduce the impact of the root protection area of T11 when undertaking the works and consider porous tarmac along with a no dig construction method. The submitted 'Site Plan As Proposed' (drawing 2637 / 1107 / P2) makes reference in its annotation for the Highway rights to be extinguished via a S278 agreement and a similar approach to parking bays 1 and 2 is requested if this would be the optimum approach to protecting and enhancing the root protection area of T11.

The submitted plans include the provision of additional tree planting, which is welcomed. There is concern that the location of the planting at the rear of the new properties could create future shading to the existing residents, who have south facing rear gardens. It is recommended that the details for landscaping are to be secured by a condition, to ensure that any future planting does not result in an adverse impact on the existing residents and other opportunities for planting are maximised.

The proposed works, subject to the conditions listed below would ensure the protection of the trees on and off site and 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 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 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 Arboricultural Impact Assessment (Gristwood & Toms, 27/4/2023).

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 the occupation 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.