

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/22/00669
LOCATION	Land at Kingscroft Farm adjacent to Ridgway and, Marples Way, Havant
PROPOSAL	Outline planning application with all matters reserved (except for access) for the development of up to 120 residential dwellings (C3 Use), with access from Meyrick Road, the provision of open space, landscaping and other associated works including demolition of existing buildings on site.
RECOMMENDATION	Approval, subject to conditions
DATE	31 st August 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 proposed outline application is not within a conservation area but there is a group of trees along the route of the proposed access road at Meyrick Road and Ranelagh Road that are subject to a Tree Preservation Order (TPO 1812). There are no details provided of the pruning works required to secure access to the site.

The supporting information includes a 'Preliminary Arboricultural Impact Assessment (TG Report No. 13813_R02c_WS_CW) which outlines initial works to remove trees within the site although there appears to be some inconsistencies between Table 3 on page 6 and the preliminary Tree Retention and Removal Plan (TRRP 13813_P02 Revision C Sheet 1 and 2). Table T3 only lists G3, T9 and T22 to be removed but the TRRP indicates the removal of G2 within the centre of the site. It is also indicated in the TRRP that T16 on the western boundary would be removed, but it is omitted from Table 3.

Clarification of the works to the trees on site, and adjoining the site should be included in a more detailed Arboricultural Impact Assessment and Method Statement with a detailed landscape plan identifying the replacement planting on site. There appears great potential to increase the number of trees to be planted on site and in accordance with the NPPF, all new streets are tree lined.

Currently there is insufficient information to determine the extent of the pruning works and impact of the development on the trees subject to the 1812 TPO. If the officer were minded to grant permission for the application, details of tree pruning works and tree protection measures, along with a landscape plan for the whole development, should be secured by condition prior to commencement.

The proposed works, subject to the conditions listed below would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommendation:

Approval subject to the following conditions;

a) Pruning works:

Any required tree works shall be submitted prior to commencement and 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 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 assessment 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.