

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/22/00829
LOCATION	Former Dairy Crest Depot, Dunsbury Way, Havant
PROPOSAL	Application for Approval of Reserved Matters (Appearance, Layout, Landscaping and Scale) pursuant to Outline Planning Permission ref. APP/18/01109, for the erection of 74 dwellings, together with communal amenity space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Fulflood Road
RECOMMENDATION	Approval, subject to conditions
DATE	2 nd May 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 development will result in the loss of seven individual trees and one group. The landscaping plan shows the additional planting of 36 amenity trees and hedging around large parts of the perimeter of the site. The newly planted trees include a mix of native and non-native species, which will protect and enhance the natural features and amenity importance of trees on the site and contribute to the green space to the south of the site.

The recommended conditions are to ensure the development is undertaken with the supporting information and the newly planted trees will be retained for at least five years, to ensure their establishment within the development.

The proposed works would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommendation:

Approval subject to the following conditions;

Tree works and development:

The development hereby permitted shall be undertaken in accordance with the Arboricultural assessment and method statement (08.08.2022 22042-AA2-PB) and the Tree protection plan (22042-2).

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 Core Strategy (2011) and the National Planning Policy Framework.

Management of newly planted trees:

If within a period of 5 years from the date of the planting of the trees identified in the Landscape Proposals (6/22 Drawing no. 838/01 Rev A) or any further tree planted in replacement, is removed, uprooted, destroyed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species as that originally planted, pursuant to Arboricultural assessment and method statement (08.08.2022 22042-AA2-PB); shall be planted at the same place, within the first available planting season, unless the local planning authority gives its written consent to any variation.

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 Core Strategy (2011) and the National Planning Policy Framework.