

Recommendation: **RAISE NO OBJECTION**

00/56620/006 - Application for determination whether prior approval is required for the erection of a 15m high telecommunications column with antenna and associated equipment housing to rear of 63 West Street, PARR,18/09/2000

93/56620/002 - Alterations to existing laboratory block and provisio of new administrative buil
ding together with additional car parking., PERM,

93/56620/004 - Alterations and extension to existing mechanical and electrical workshop block, PERM,

91/56620/001 - Portable building to west side of existing laboratory, ZHIS,30/01/1992

04/56620/007 - T1 - Willow, T2 - Sycamore, T3 - Willow: to fell., UNK,
APP/10/00231 - To erect fencing to playground and anti climb devices to external walls., PERM,26/07/2010

GEN/10/00704 - Proposed roof mounted solar panels, ,20/09/2010 10:25:08

10/56620/008 - Crown reduce by 25% 1No. Oak tree within Brockhampton Conservation Area., RNO,01/03/2010

GEN/10/00930 - External works incorporating shade sails, fencing, sound system, drinking fountain and murals, UNK,

GEN/13/00664 - Remove existing on site underground diesel fuel tanks and replace them with ground bunded tanks. , ,03/09/2013

APP/13/01090 - Fell 1No. Lime tree; fell 1No. Holly tree; fell 1No. Conifer. All within Conservation Area of Brockhampton., RNO,09/12/2013

GEN/14/01133 - Proposed redevelopment of site - 162 residential dwellings, ,28/01/2015 10:22:42

GEN/15/00127 - DCF, UNK,
APP/16/00142 - Change of Use from B1 (office) to A1 (retail) charity shop outlet.,
TPP,20/04/2016
GEN/17/01288 - Pre-application meeting to discuss the use of The Tannery,
Brockhampton Springs, ,20/12/2017 14:36:16
APP/19/00910 - 1No. Oak (Tree 1 on plan) overhanging boundary of 63-65 West
Street, remove deadwood, remove small epicormic branch, remove back to the fork
one long low branch and crown lift to 4m over neighbouring garden;
remove 1No. London Plane (Tree 3 on plan). Within conservation area of
Brockhampton., RNO,31/10/2019

3 Proposal

3No Ash (T2, 3 and 4) crown lift all round to provide 3 metre ground level clearance.
1No Wingnut (T10) crown lift all round to provide 4 metre ground level clearance. Fell
1No Willow (T11). 3No Lime (T18, 22 and 23) crown lift on South side to provide 3
metre ground level clearance. Fell 3No Ash (T24 and 27). Fell 2No Willow (T25 and
26). Grp 1 Elder and Hawthorn coppice at ground level. All trees within Conservation
Area of Brockhampton.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

Councillor J Branson - St Faiths

Councillor T Pike - St Faith's

Landscape Team

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 26

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 17

Comment	Officer Comment
No map supplied to indicate which trees are affected within the conservation area.	The details of the notice were uploaded when this comment was received.
Comment:I think further checks by the borough tree inspector/warden should be conducted before allowing these works to continue.	Comments noted. A site visit has been undertaken
Please do not remove these trees as it will further remove space for wildlife in our borough	Comments noted
It makes one highly suspicious of Portsmouth Water motives in general, money oriented and not giving consideration to public viewpoints, but burying information that is needed to make an informed decision on these matters. Also a worrying feeling about the proposed reservoir in the Havant Thicket it also appears to be unnecessary large and money oriented, with a major loss of Ancient woodland. I feel there needs more investigation into Portsmouth Water and motives in this area.	Noted, however reasons why the work may be proposed is not a consideration which can be taken into account when dealing with a Section 211 notice.
This is totally unnecessary felling and destruction of our trees, all for the sake of redeveloping the area for profit only.	Noted, however reasons why the work may be proposed is not a consideration which can be taken into account when dealing with a Section 211 notice.

There is no other reason to destroy our area other than for greed. Shame on them !	
Trees need to be preserved, not destroyed. Sadly Havant Council approve trees to be felled routinely in this area. Trees breathe clean air to our very polluted country. Please save them not fell them.	Noted
The applicant has failed to explain sufficiently and candidly the real underlying reason for the proposed work, i.e. we believe that this application for tree work "in preparation of the removal of a culvert" is in fact the first act of multiple separate future planning applications for various demolition and major construction work on the Land West and North of the Bosmere Medical Practice. This includes the construction of new Headquarters for Portsmouth Water with a very large car park, new industrial premises with a further large car park and 135 new houses on the flood plains adjacent and to the North of the Bosmere Medical Practice Most controversially, road access to two of the above mentioned developments is supposed to be shared with the existing exclusive patient access to the Bosmere Medical Practice, where doctors are getting increasingly concerned about the resulting significant increase in traffic log jams, which will result in patients experiencing difficulties in obtaining vital health care as well as ambulances reaching (or leaving) the Bosmere Medical Practice in a timely fashion.	Noted, however reasons why the work may be proposed is not a consideration which can be taken into account when dealing with a Section 211 notice.
Since the Development Consultation Forum on October 22nd 2019, absolutely nothing has been made public regarding the proposed developments on the Portsmouth Water site in the Brockhampton Conservation area. This current application lifts the lid on what might be viewed by some as a	Noted, however reasons why the work may be proposed is not a consideration which can be taken into account when dealing with a Section 211 notice.

'done deal' between Portsmouth Water and Havant Borough Council. This planning application describes with the minimum of detail necessary the works to be carried out on the trees, while hiding the actual reason for the action within the small print on the site plan. That small print makes it abundantly clear that the applicant's primary requirement is to clear space and erect secure fencing before the introduction of heavy plant machinery to the site to enable 'the removal of a culvert'. Since no explanation of the requirement to 'remove the culvert' is given, I can only conclude that this is preparatory work for improvements to drainage which would be necessary before the development of both the proposed housing and industrial construction on the site. The DCF in 2019 raised significant concerns about the impact of the proposed development on local traffic, already regularly gridlocked at peak times. It also raised significant concerns regarding the impact on the staff of the Bosmere Medical Practice and their 20,000+ local patients. These concerns are still current, particularly now that we see that the works can only be carried out 'from the south'. In the intervening year we have seen no further response to these issues from the applicant or the council. At the very least, this application should be referred to a future Development Consultation Forum for wider discussion by the full community, including the Bosmere Medical Practice and its Patient Participation Group, of which I write as a member. Until the full plans and schedule for the developments on the entire site are clear, no work should be carried out.	
The proposed development on land	Noted, however reasons why the work

adjacent to the Bosmere Medical practice and Manor Close on Portsmouth Water land represents a serious risk to the ongoing access and safety of patients at Bosmere medical practice. The proposed dual use of the current access road to Bosmere medical practice is unacceptable. The entrance is in constant use by our patients and ambulances when emergencies need to be admitted to hospital. I find this aspect of the development entirely unreasonable and it needs to be changed if this proposal is to be accepted. I am also dismayed to hear that preparatory work is already underway before permission has been granted. The Patient Participation Group for Bosmere Medical Practice are fully aware and informed and are frankly furious. This proposal must be re-thought and re-submitted for further consideration	may be proposed is not a consideration which can be taken into account when dealing with a Section 211 notice.
Having attended the Development Consultation Forum meeting held on 2 October 2019 at the Havant Borough Council Civic Offices, at which plans were presented for the construction of new Portsmouth Water Company HQ offices, plus three 10m high commercial units, on land north of Solent Road, I am concerned that Planning Application APP/20/00839 does not stand in isolation but is the start of PWCo's intended planning application(s) in respect of this major construction project. At the DCF meeting many objections were raised around the Water Company's construction proposals and the effect that these would have on: (1) the Bosmere Medical Centre; (2) local residents, in particular those living in Manor Court (which sits immediately adjacent to the land proposed for the erection of three commercial units); and (3) local traffic,	Noted, however reasons why the work may be proposed is not a consideration which can be taken into account when dealing with a Section 211 notice.

noise and pollution. To date, it does not appear that a response to the objections raised has been published. The felling of trees on the PWCo land is bad enough at a time when Havant is becoming increasingly urbanised/industrialised, and when their conservation is so critically important for the environment and the UK's stated ambition to become carbon neutral by 2050. But the culling/felling of the trees listed in APP/20/00839 to allow access for the removal of a culvert, with no explanation as to why the culvert is to be removed, can only make one suspicious that this signifies the start of PWCo's preparations in respect of its proposed construction project, as presented at the DCF meeting in October 2019; the removal of the culvert no doubt intended to improve drainage of the PWCo land, a necessary prerequisite to any building on the site. If it is the case that PWCo intends to submit its planning applications in 'drips and drabs' as opposed to a 'whole' application in respect of its construction project proposals, the only course of action, it would seem, is to object at each stage.	
I totally object to this planning application. It is already common knowledge that the long-term planning view of Portsmouth Water Company is to build 3mt high industrial units in the southern end of its grounds and approx. 140 private dwellings on the site which currently houses its head offices. The work proposed within this application is simply the tip of the iceberg - nothing to do with concerns for the welfare of age-old existing trees simply a means to the end of making money. There are already redundant industrial units in the area of Brockhampton /	Noted, however reasons why the work may be proposed is not a consideration which can be taken into account when dealing with a Section 211 notice.

Harts Farm way together with office space. Utilise these vacant properties and protect our environment Do not allow the destruction of a Conservation Area.	
It is with dismay that I read Portsmouth Water Company's planning application APP/20/00839 for works to be carried out on a number of trees around Brockhampton Springs in the Brockhampton Conservation Area. But, on closer reading of the fine print in this planning application, I am even more dismayed to find references to fencing and the need to accommodate heavy plant machinery to remove a culvert. All of this suggests that APP/20/00839 is the first planning application to emerge since the Development Consultation Forum meeting held on 2 October 2019 at which PWCo presented plans for a new HQ building and the construction of three 10m-high industrial premises, to the north and west of the Bosmere Medical Centre; and that APP/20/00839 is part of a much bigger picture. It is now known that the portfolio of changes proposed by the Water Company is far-reaching and not only includes a new HQ building and three commercial units, but also the construction of up to 135 dwellings on the land occupied by its current HQ building, on West Street, which sits within the Brockhampton Conservation Area. PWCo's development plans will, it would appear from APP/20/00839, be drip-fed into the planning system, each in isolation, when an overall master-plan should be documented and consulted on, to fully assess the cumulative impact of the Water Company's plans on local residents, the Bosmere Medical Centre, Havant town centre traffic, and the local environment; all this quite apart from how the Water	Noted, however reasons why the work may be proposed is not a consideration which can be taken into account when dealing with a Section 211 notice.

Company's proposals correspond with the Brockhampton Conservation Area Character Appraisal and significance statement published by Havant Borough Council in April 2007, in which: sub-para 3.15 states, "Historically and environmentally, the area of land around the natural springs and streams and related water features and surrounding open spaces and trees together form an important characteristic of the site and the area." Under the heading Special Features, sub-para 3.29 states, "Besides the main elements of urban form and buildings, there are two other features of special interest which contribute to the character of the area: Natural Springs (sub-para 3.30) and Trees (sub-para 3.31). Under the heading Control of Development sub-para 4.1 states, "In addition to the main principles to be applied to ensure that they key characteristics of the area are safeguarded and promoted, designation does give the Local Planning Authority a more positive role (a firmer hand) when considering proposals for new development in the conservation area. Under the heading Works to Trees, sub-para 4.4. states, "The role of Development Control is to encourage a sympathetic approach to the alteration, extension or redevelopment of buildings, or sites, or works on trees within the area". Under the heading Next Steps - Recommendations for Future Management, sub-para 5.8 which refers to Natural Features, states, "The preservation of the setting of the natural springs, streams and water landscape, including surrounding land and other trees throughout the conservation area, which are important for the historical context as well as a valuable asset to the environment.	
This application does not give a full declaration of what is planned for the	Noted, however reasons why the work may be proposed is not a consideration

whole site. My objection is based on the fact that in the first instance it is damaging to our environment and secondly it would suggest an underhand approach to gaining planning permission for other parts of the development. I also note that whereas it is possible to object online, it is discriminatory to the more elderly residents of Manor Court who do not use the Internet and would find it difficult to state their case against this application.	which can be taken into account when dealing with a Section 211 notice. Representations can always be made in writing they do not have to be submitted online.
I am writing to express our concern about this application. Whilst at first glance it appears a fairly straightforward one, there is in fact a much wider and bigger context, within which it needs to be considered. Last year Portsmouth Water Company disclosed their plans to build a new head office and a small industrial estate both having access to and from Solent Road, via the, already heavily used, entrance to the Bosmere Medical Practice. In addition the draft Havant Borough Local Plan 2036 includes a proposal for 135 houses on the Portsmouth Water Headquarters site under the heading H17. The timetable for the Local Plan is behind schedule and it has yet to be analysed and approved by the Planning Inspector. Both of these proposals are going to put a great strain on the surrounding roads that are already heavily used, whilst at the same time reducing the amount of green space that the site provides. Remove that and Havant Park will be the only significant space remaining in and around the town centre. Our view, therefore, is that this application should not be considered <i>in isolation</i> but as part of an overall <i>consultation</i> that includes both the proposed relocation of the head office building, <i>the development of the industrial units</i> and the proposal for 135 homes elsewhere on the site. Only then can the viability of <i>both</i> schemes	Noted, however reasons why the work may be proposed is not a consideration which can be taken into account when dealing with a Section 211 notice.

be realistically considered and in the meantime, the possibly unnecessary tree work, listed in the present application, has been avoided.	
I OBJECT to the application by Portsmouth Water to crown lift and fell a significant number of mature and probably healthy trees on their land. The trees lie in a conservative area and are protected. This initial crown lifting and felling of these trees situated in a conservation area will have enormous impact on the wildlife in this area. Further checks by the borough tree officer should be conducted on the health of the trees, the general condition and use of the site in total and, there combined benefit to the local ecosystem, before any authorisation is given allowing these works to continue. Trees need to be preserved, not destroyed. Trees breathe clean air to out very polluted country. Please save them not fell them. What is the true reason for Portsmouth Water feels that it needs to work on the trees AND the removal of a culvert requiring access of heavy machinery which will undoubtedly cause more damage to the wildlife and their habitat.	Noted, however reasons why the work may be proposed is not a consideration which can be taken into account when dealing with a Section 211 notice.
The works applied for are, in our view, not to benefit the trees or the environment but to facilitate construction work in preparation for a larger scale construction project for which planning permission has yet to be applied for and approved. The tree works should form part of the planning application for the entire project. In the	Noted, however reasons why the work may be proposed is not a consideration which can be taken into account when dealing with a Section 211 notice.

event, if permission to build is refused, the trees would have been felled and or crown raised unnecessarily.	
Dear Sir/Madam I am writing to OBJECT to the application by Portsmouth Water to crown lift and fell several trees on their land. My reasons for objecting are that the trees lie in a conservative area and are protected. I am a resident of Manor Court and am aware that Portsmouth Water have applied to relocate their offices and build several industrial units on their land. Manor Court is surrounded by industrial units and this area of open green space gives some relief from the industrial area. I assume that the work on these trees is to facilitate the access for the building construction if and when the planning application is approved. This development if approved will have devastating effect on the lives of residents in the area both from a health and economic point of view.	Noted, however reasons why the work may be proposed is not a consideration which can be taken into account when dealing with a Section 211 notice.
OBJECTION APP/20/00839 application is in isolation and in reality, it is part of a HUGE project including the building of 3 warehouses, new offices for Portsmouth Water and 135 houses. This initial crown lifting and felling of these trees situated in a conservation area will have enormous impact on the wildlife in this area. Havant does not need more warehouses as there are already so many empty buildings with 'To Let' signs (back of Solent Road and Penner Road). Can we know if these future warehouses have already been reserved by some companies? Why not use the existing ones? Mothercare and Laura Ashley have closed down, providing 2 more empty storage places. Due to the HUGE project (not mentioned on this application), it is easy to understand the next step will be to cut down all these trees. Why? To provide an extra entrance as the	Noted, however reasons why the work may be proposed is not a consideration which can be taken into account when dealing with a Section 211 notice.

road leading to the surgery is too small to take all the extra traffic created by the new buildings (warehouses, offices and houses).

This is a human crime against nature; STOP and think; look around the world, there are plenty of floods and disasters due to the human race.

With the changes due to COVID-19, Portsmouth Water cannot justify building new warehouses and offices as most office employees are working from home. For the few employees having to work in an office, there is plenty of office space in the Langstone Technology Park which can be rented out.

What are we leaving for the future generations, just chaos due to hasty choices?

Summary:

Comment:

7 Planning Considerations

7.1 This notice of intent to undertake works to trees located within the Brockhampton Conservation Area relates to the proposed felling and pruning of a number of trees located to the south of the Portsmouth Water building, close to and adjacent to the watercourse running east/west across the site.

A site visit has been undertaken to assess the work proposed and the Arboricultural Officer's findings are as follows:

- 3 Ash (numbered 2,3,4) to be crown lifted to 3m – It was noted that the Ash are showing early signs of Ash dieback disease. The work proposed is considered to be minimal and will not have a negative impact on the health of the trees.

- 1 Caucasian Wingnut (Numbered 10) to be crown lifted to 4m – large tree which appeared to have good vigour and vitality for its age and species, very low branches particularly to the south – Proposal to lift this tree will not have a negative impact on its health.

- 3 Lime trees (numbered 18, 22, 23) to be crown lifted to 3m on the southern aspect
- Trees appeared to have good vigour and vitality for their age and species. The work proposed is minimal and it will not have a negative impact on the health of the trees.

- 3 Ash (numbered 24 & 27) to be felled – one is re-growth from a stump and the other two are self-set. All small specimens not of TPO quality given their location and condition. Their removal will not have a negative impact on the character or appearance of the Conservation Area.

- A small group of Elder and Hawthorn (numbered G1) is to be coppiced – this is nothing more than shrubs and not suitable for TPO. As it is being coppiced, it will re-grow.

- Three dead Willows are also shown for removal (numbered 11, 25, 26) – these are exempt from the need for a formal 6 week notification because they are dead (but have been included for completeness).

16 Objections to this notice have been received and two comments on the notice. The majority of the objections are based around the perceived reasons for the work to the trees, the impact on wildlife and the Conservation Area and concerns that the work is part of a wider plan for the site which should be dealt with through a planning application.

The Arboricultural Officer comments that when dealing with section 211 notices of intent to undertake works to trees within a Conservation Area the Council has two options only; 1. To raise no objection to the work, or 2. Object by making a Tree Preservation Order. When submitting a Section 211 notice, the applicant is not required to provide reasons for the work, however if reasons are included, it is not a consideration that the Council can take into account when making a decision. The decision must be based purely on whether trees to be removed are worthy of a Tree Preservation Order or whether the trees to be pruned are worthy of a Tree Preservation Order and the work proposed would be detrimental to the health and amenity value of those trees.

8 Conclusion

Having carefully considered the contents of this Section 211 notice, the pruning proposed will have no impact on the health of any of the trees therefore it is recommended that no objection is raised to this work. The trees to be felled are not of suitable quality (due to size, species and condition) to be protected by a Tree Preservation Order and their removal will not have a negative impact on the character or appearance of the Conservation Area therefore it is recommended that no objection be raised to the felling proposed.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/20/00839

(A)

(B) for the following reasons/subject to the following conditions

