

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/22/01231
LOCATION	Land at, Palk Road, Havant
PROPOSAL	Redevelopment of a brownfield site to include the provision of 4No. Apartment blocks comprising of 90No. residential dwellings (including 27 affordable units) (Use class C3 residential), parking, public open space, landscaping and other associated works, including demolition of existing buildings on site, with access from Palk Road.
RECOMMENDATION	No objection subject to conditions
DATE	22 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 would involve the removal of some trees on site, but also seeks to protect trees on and off site. The site is not within a conservation area and no trees subject to a Tree Preservation Order would be adversely affected by the development.

The trees to be removed as part of the development are not of sufficient value that would justify their retention and their removal would be acceptable. The development seeks to protect trees wherever possible and these measures would be acceptable when secured by condition. The development would allow the opportunity for natural features of nature conservation to be protected and enhanced and landscaping works should be secured by condition to ensure the development successfully integrates with the local environment and existing natural features to allow additional native tree planting within a detailed landscaping plan.

The proposed works, subject to conditions being secured, would be in accordance with policy CS16 and DM8 of the 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:

Tree protection measures will be undertaken in accordance with the submitted Arboricultural Impact Assessment and Method Statement 'BELL23607aia_ams', Tree Survey '(BELL23607ts) and the Tree Protection Plan 'BELL23607-03RevA'. The development shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To safeguard the continued health and presence of such existing trees 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 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.