
Site Address: Old Builders Workshop, 97 Lovedean Lane, Waterloooville,
PO8 9RN

Proposal: Woodland to be managed by the following intervention:

Removal of invasive species (Rhododendron/Laurel) marked with X (physically marked on site).

Hazel and Holly to be re-coppiced marked with : (2 dots) (physically marked on site) - selective coppice.

Removal of selected Holly with a diameter of 0.75cm and below.

3m Buffer Zone to be retained on the perimeter of woodland.

Removal of dead trees and where appropriate retain some habitat piles.

Application No: APP/17/00072

Expiry Date: 16/03/2017

Applicant: Mr A Brazil

Agent: Mr N Blatherwick
Southern Arborists

Case Officer: Jamie Gargett

Ward: Hart Plain

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Old Builders Workshop, 97 Lovedean Lane, Waterloooville, PO8 9RN

2 Planning History

04/58832/007 - Alterations to existing builders store to form a detached 3 bed dwelling with associated parking utilising new access to Lovedean Lane., WD,15/02/2005

07/58832/011 - Application for removal of a minor limb on west side and a crown reduction of 25% an Oak tree within Woodland 1 subject to TPO 1641., PERM,05/06/2007

08/58832/012 - Fell 4No. Cherry trees and crown reduce an Oak tree by 2 metres. All within Tree Preservation Woodland Zone 1641., PERM,03/12/2008

09/65459/002 - Single storey rear extension with adjoining conservatory., PERM,17/11/2009

GEN/13/00616 - Proposed works to trees at rear of property., ,09/07/2013

GEN/14/00884 - Likelihood of development on land adjacent to 97b Lovedean Lane., UNK,

GEN/15/00863 - Tree query, UNK,

APP/16/00248 - Reduce lateral spread to the south side by 2m to 2.5m overall making all final cuts adjacent to living growth points 1No. Oak; crown lift to 1m Yew and Hazel trees, reduce back to old pruning points Cherry trees; Crown lift by removing the 'dropper branches' of less than 70mm diameter from the undersides of the main limbs to achieve a ground clearance of 3m to 4m 1No. Oak tree all trees are within Woodland 1 subject to TPO 1641., PERM,22/06/2016

GEN/16/00356 - Information request for planning use; extension or refurb of existing building; TPOs on site, UNK,

GEN/16/00376 - Proposed change of use / re-instate B1/B2 usage., ,13/04/2016 14:25:30

GEN/16/00384 - Proposed dwelling., UNK,

GEN/16/00418 - Use classification check., ,13/04/2016 13:36:08

APP/16/00655 - Crown reduce 1No. Field Maple (T7) by 5m to leave crown of 15m high and 9m wide, subject to TPO 1641., REF,01/08/2016
APP/17/00041 - Fell 2No. Wild Cherry trees (T1) and 1No. Oak (T2), within Woodland W1, subject to TPO 1641., PERM,

3 Proposal

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4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 12

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 8

Comment	Officer Comment
Any deforestation of these last remaining copses in this area of Lovedean which I believe are the remnants the ancient Forest of Bere I am very strongly against. They are the few remaining habitats for wild life and	The site is not being deforested it is being managed via the removal of invasive non native species and many of the old Hazel stools being re-coppiced.

they slowly being destroyed by people intent on clearing these woodlands for building purposes.	
This application is nothing more than a further attempt to slowly and systematically erode the copse in order to achieve the ultimate goal of eventually obtaining planning permission to build and profit from the Copse. Any deforestation of these last remaining copses in this area of Lovedean which are believed to be the remnants of the ancient Forest of Bere we are very strongly against. They are the few remaining habitats for wild life and they are slowly being destroyed by people intent on clearing these woodlands for building purposes. Indeed the copse supports the wildlife to which we are lucky to see and have in the area. This includes deer and foxes as well as birds and woodpeckers (including owls) and bats. We are extremely sceptical of the applicants true and ultimate intentions with this application and suspect this is the thin end of the wedge to the ultimate goal of building further properties in order to gain financially. We commend the Council to exercise its full due diligence with this application for true meaning and the wider aim of the applicant. We strongly object to this application.	Due diligence has been undertaken with this application and the applicant's agent was met on site to mark the trees scheduled for management. No application has been received to build on the copse, if one were to be received it would be objected to on Arboricultural grounds by the Council.
These woods and the wildlife that lives within them were one of the main reasons for moving to the house in August 2016. There are foxes, bats, owls, woodpeckers and other species resident in the woods which are considered a significant local feature within the community. We have approximately 100 feet of fence bordering these woods and the plans will reduce the privacy we have in our garden and could devalue our house and affect resale potential. The recent clearing of the area at the bottom of the woods resulted in destabilising an otherwise healthy oak which was subsequently felled.	The screen created by the woodland will remain. The Oak felled was not unstable due to clearing works, it was dead potentially due to potentially pathogenic fungi.
We strongly object to the two proposals on the following grounds: 1. The trees and the copse are a	1. The works applied for are not contrary to Policy DM8 of the Local Plan (Core Strategy) 2011 and the national Planning

significant feature in the local landscape and appear to be in adequately sound and healthy condition. Any tree surgery proposed in any application would result in excessive reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality. Acceptance of any proposed application with regard to this copse would be contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

2. 3m buffer zone is not required to manage the copse with professional coppicing. Most of the more substantial trees fall within this zone including many with TPOs attached.

3. There are too many discrepancies in these two proposals including the following: **a).** The Council have not included all the cases nor properties associated with the applications. Developers have tried to gain access to the copse since before 1991 when we moved here. There have been applications constantly since then, the last that we are aware of, APP/16/00655, which was fortunately refused by the Council although despite this, these trees may have gone. The Council must review ALL previous applications and should have reference to them on these applications. **b).** The plans included with these two applications and those with APP/016/00655 appear to differ in the location of the trees, these latest ones showing the trees T1 and T2 adjoining the property in 3 Woodbury Grove whereas the previous application shows them to the east near 95 Lovedean Lane. **c).** By comparison to the very detailed arboriculture report, professionally written and submitted to the Council in strong support of an application by 13 Woodcroft Gardens in 2008 (08/65459/001), albeit in support of an application to build a property adjacent to the copse (which was rejected) it was for the retention and management of the copse. The plan submitted in

Policy Framework 2012. This (and all woodlands) require management so as to ensure that they are sustainable for the future.

2. There are lapsed Hazel coppice stools within the identified 3m buffer. It is the intention to retain these so as to offer the neighbouring properties some degree of screening.

3a. Relevant history has been associated with this application.

3b. The plan shows the woodland as an entirety.

4. Comments are now available on line.

5. The site is covered by a Woodland TPO.

6. The woodland's aesthetic value should increase following the management.

7. No development proposals have been submitted for the woodland.

support of removing trees and woodland for these applications is insufficiently detailed, in fact far too vague. d) The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, provides statutory protection to birds, bats, and other species. The Council should seek a full Ecologist report before any further consideration to any application is given. 4. Comments in support of these applications by Mr & Mrs Bennet cannot be viewed in the Documents. 5. the copse is one of the last remnants of the Forest of Bere and one of the very few areas of natural woodland left by the developers in the area. I previously suggested that they should follow the intended objective of the East Hants Council which is to place the whole of the copse just to the North East over James Copse road under a single TPO. 6. potential reduction in the value of his property and of the removal of the natural screen (although some work already carried out). 7. proposals are submitted with the intention of gradually destroying the copse to allow development within it's boundary.	
Whilst I have no objection to the very careful, monitored management of this copse and appreciate that there has been no woodland management in recent years, I feel that the application as submitted, and subsequently resubmitted, does not reflect the true position of the current owner of the site. The lower part of the site was "raped" of all vegetation at the end of last summer and three mature, protected trees felled. There is a current application for the felling of three more protected trees. For the latest application to state therefore that the clearance and management of the adjacent copse is being done to a) enhance the public amenity value the woodland offers and b) protect the ecology/flora and fauna in the area is	Noted. The trees protected trees felled: Oak - dead. Ash - severe decay (substantiated via a climbing inspection). Fiel's Maple - Located on a bank and not sustainable. All three trees to have mitigation planting within the top of the site to strengthen the woodland. The removal of non native species from woodlands is considered to be a standard form of management practice. The original woodland would have been oaks with Hazel coppice.

frankly, laughable in my opinion. If that had been the case some Hazel, ash, holly etc would have been left on the lower part of the site which has seen a severe lessening of bird and wildlife population over recent months and also significantly reduced the privacy of those bordering this land.

I would also question the need to remove so called non native invasive species from the woodland. Over the last 35+ years I have watched from my property as camellias, Pieris and rhododendron have grown into magnificent specimens within the copse reaching proximately 20 feet in height. These were planted by the then owners as part of a woodland scheme (long before the TPO was put in place) to enhance the area and their removal now would cause a large clearing in that part of the copse. I put forward as an example of recent planting nationally, that of the Isabella Plantation within woodland in Richmond Park which comprises azaleas, camellias and rhododendron. If it good enough for a Royal Park....? Should any clearance within this area cause disturbance to the roots of the protected oaks, I would anticipate that shortly afterwards, as happened previously, the next application would be for their removal on safety grounds as they are situated on steeply sloping ground. I sincerely hope that this scenario will be avoided at all costs

We purchased our house in part because of the amenity of the adjoining copse, it's visual value and the sights and sounds of the various wildlife it supports. Over the past year, we have seen that visual value diminish as trees and other flora have been removed, with a consequent reduction in sight and sound of supported species. Whilst not directly relevant to this application I would also note that as this 'clearance' has taken place, our quiet enjoyment has been frequently disturbed by large fires, often producing acrid smoke easily distinguishable from that produced through the burning of natural products. I would like to register

Noted.

Any concerns relating to bonfires must be directed to Environmental Health and neighbours have been informed of the procedure.

The management of the woodland will enhance its value and sustainability.

my objection based on not wishing to support any further denudation of this valuable natural resource or indeed, further damage and loss to the habitat at of those many species it supports. I would call upon the council to exercise due diligence with regard to its responsibilities under law to protect and preserve our environment, and to give full consideration to the carefully considered views of those local residents who quality of life has been and may further be adversely impacted.	
The present woodland area is covered by a "Woodland TPO"which includes, as I understand it, ALL the vegetation including holly and rhododendron. This is one of the last pieces, of what has been, ancient woodland in the area and it is most important for the whole area of this Woodland TPO be maintained. Dealing specifically with the application; it may be desirable for some of the Common Rhododendron to be cut back but I believe there are also other varieties which should be retained. If the holly is also reduced, this will take most of the cover from this particular area. There are also mature camellias in part of this area which should be retained. We currently enjoy the presence of a large variety of wildlife including foxes, squirrels, owls, woodpeckers (both Greater and Green), goldcrests and numerous other bird species. The area has seen a reduction in this habitat due to the TOTAL clearance of the lower site where preservation orders on 3 species of tree were overturned and cleared. It is a fact - fewer trees, fewer birds. The 3 metre Buffer Zone to be retained as the PERIMETER will presumably be just that, but a significant amount of the perimeter is already without vegetation and if the centre is totally cleared of smaller shrubs and trees then the woodland will become a cleared area with a few larger trees which, on their own, are likely to decline. The centre of the area must have some smaller vegetation to afford cover for the wildlife as this is currently the making	The woodland management put forward for this copse is considered to be good practice. The removal of the laurel, rhododendron and selective removal of the holly is considered appropriate so as to restore the woods to its original natural planting scheme of Oak with Hazel coppice. A mature Camelia has been idenitified on site and while not considered to be an intrinsic part of the woodland is being retained for amenity value. A site notice was put up close to the entrance of the site in line with Council protocol.

of this beautiful area of woodland. It is important that the Council ensure the future of this last remaining piece of woodland, the views of which are enjoyed by many local residents. I bought my property predominately because of the woodland and if it is decimated, this will reduce the value of this property and others around. I would further note that no notice of this application has been posted on any lamppost in Woodbury Grove or, as far as I'm aware, in Woodcroft Gardens, to invite comment from those who did not receive a letter in the mail but who will be impacted by this work.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- Whether the degree of pruning works requested would undermine the amenity value of these trees and whether this could also be harmful to their ongoing health and vitality.

7.2 The application requests reactive works as part of a woodland management plan TPO Wooded copse surrounded by residential dwellings on three sides and an unused former commercial site on the remaining side.

The woodland area although moderate in size has historically been Oak with Hazel Coppice managed on a rotational regime. The site has unfortunately over time been allowed to lapse in terms of its management protocol with the result being that it now has a high percentage of invasive species that have not been controlled - namely Holly, Laurel and Rhododendron. On the fringes of the site wild Garlic and Butchers Broom have been found which are considered to be indicators of semi natural ancient woodland.

It is noted that some areas on the boundary of the woodland have been historically pruned back over the neighbouring gardens, and there is a moderate amount of rubbish dumped within the heart of the woodland - there is unofficial public access into this area, however the copse is privately owned.

The specification for these works has been drawn up in consultation with the Council as reactive restoration woodland management plan, so as bring the Hazel coppice back into rotation and selectively remove the invasive species so as to open the woodland up and encourage light into the areas creating areas for wild flowers to grow and space for the mature trees to develop. This process along with the planting of six young Oak trees will enhance and maintain sustainable tree cover in the area.

It can be strongly argued that the works proposed will be of benefit to not only the woodland in terms of its sustainability but also improve the public amenity value currently offered.

As previously highlighted the removal of the aggressive spreading Rhododendron and Laurel species will provide more room for other, more desirable species for flourish which will benefit the woodland and the surrounding area. Similarly the selective re-coppicing of the Hazel and Holly will provide management without detriment to the health of the trees.

The removal of identified dead trees while not advisable or supported by the Council on ecological grounds can not be stopped under the Town and Country Planning Act; however by retaining some habitat piles (negotiated between HBC Arb and the Agent) this will help minimise some of negative effect on wildlife from the removal of the dead standing trees.

It is vital that the Wildlife and Countryside act is strictly adhered to if this woodland is managed as per the application.

The specified 3m buffer area following the boundary of the woodlands, will serve to address a degree of privacy afforded to the neighbouring properties and minimise the effect on any private views of the woodlands.

The works applied for if approved will not cause detriment to health, amenity value of the woodlands or impact negatively on the street scene.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00072 subject to the following conditions

- 1 The tree works for which consent is hereby granted shall not be carried out otherwise than in full accordance with all relevant content of BS 3998 (2010).
Reason: In the interests of tree health and safety.
- 2 The tree pruning/surgery for which consent is hereby granted shall not exceed the following: Woodland to be managed by the following intervention:
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 - Hazel and Holly to be re-coppiced marked with : (2 dots) (physically marked on site) - selective coppice.
 - Removal of selected Holly with a diameter of 0.75cm and below.
 - 3m Buffer Zone to be retained on the perimeter of woodland.
 - Removal of dead trees and where appropriate retain some habitat piles.

Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape.

- 3 The tree works for which consent is hereby granted shall be carried out and completed no later than 16/03/18.

Reason: To control the timing of the works

- 4 The tree works for which consent is hereby granted shall not be carried out otherwise than under the supervision of a nominated representative of the Local Planning Authority and at a time agreed beforehand with that representative.

Reason: To safeguard the health and well being of the woodland.