

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/22/00837
LOCATION	Land at Cowplain School, Hart Plain Avenue, Waterlooville
PROPOSAL	Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping.
RECOMMENDATION	No objection subject to conditions
DATE	9 th 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 seek to remove some of the existing hedge and a horse chestnut (T6) on the northern boundary of the site. The tree has been surveyed and the supporting information provides justification for its removal and the sections of hedge to be removed are acceptable as it will not impact on the overall amenity value of the area and the proposed additional hedgerows would enhance the landscape distinctiveness and nature conservation value in accordance with policy CS16 and DM8 of the Core Strategy (2011).

The supporting Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement (AIAMS) highlights the intention to apply tree protection measures in accordance with BS5837:2012 to protect the existing trees and hedgerows on site. If the application were to be permitted, conditions to protect tree pruning works and tree protection measures should be secured. The tree protection measures in the AIAMS (Tree Retention, Loss and Protection Plan drawing 107) should be extended to include the hedgerow (H20) to the north of T23, T24, T25 and T26, which should also be subject to tree protection measures as they appear to be in close proximity to the development.

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:

No development, including site clearance, shall commence on the site until a dimensioned tree protection plan in accordance with Section 5.5 and a 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 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.