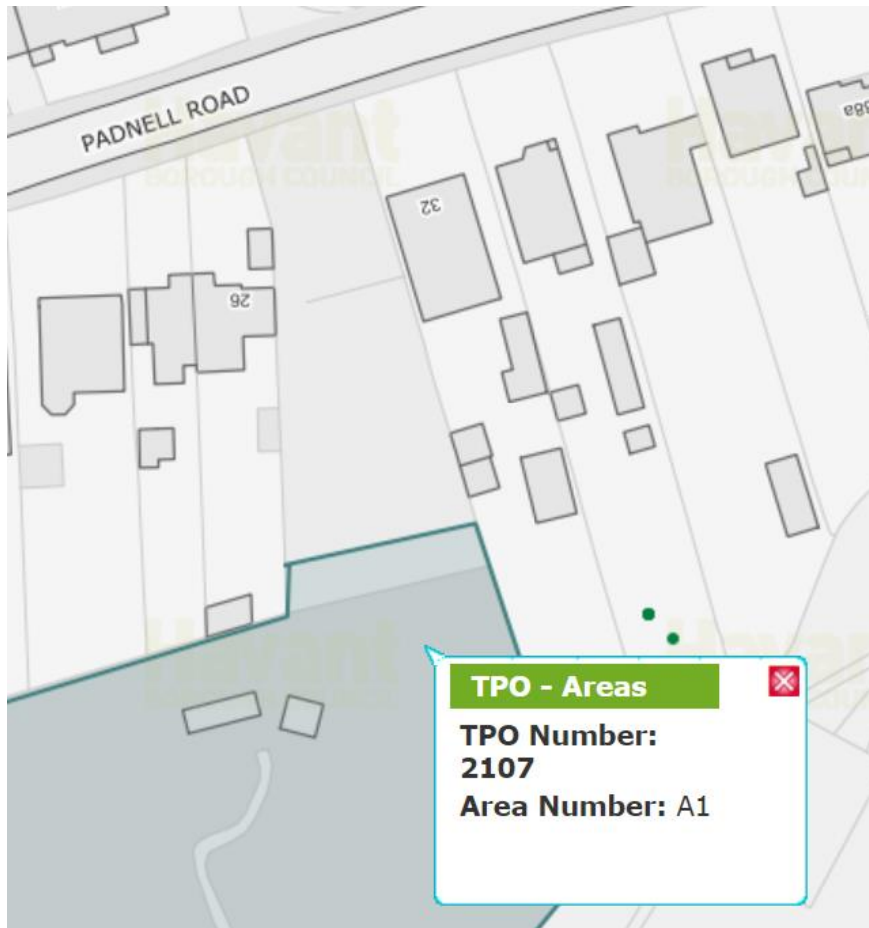


FAO: Tina Pickup

Please see below our comments relating to arboricultural matters at 26-32 Padnell Road...

Thank you for inviting us to comment.

Area TPO ref: 2107 protects all trees to the rear of the site and beyond to the south which were present at the time the TPO was made...



Extract from HBC online mapping (accessed 22nd July 2024)

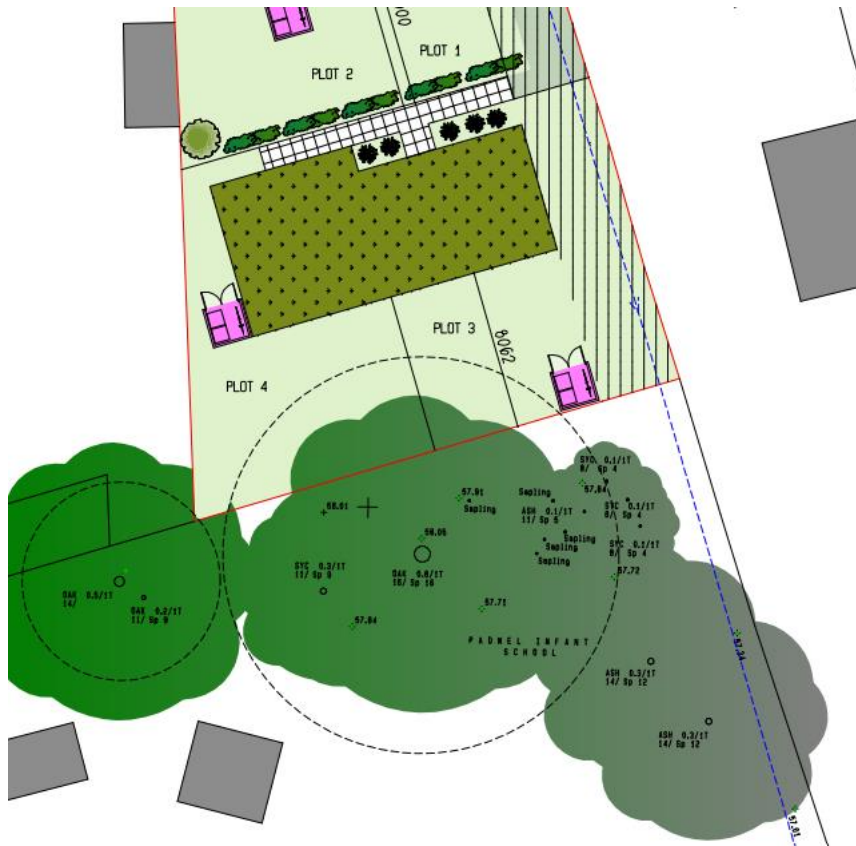
The main arboricultural concern is the mature oak (T1) located just beyond the southern boundary of the site. The accompanying RMT Tree Consultancy BS5837 report demonstrates that this can be protected from direct harm through development in accordance with industry best practice.

Previous appeals have noted the potential impact of T1 on living conditions for future residents. The tree is a large, mature, potentially long-lived deciduous specimen measuring some 20m tall and with a radial crown spread to the north, east and west of 8m. The crown height has been measured at 8m above ground level. The Tree Survey also shows an off-site tree, (oak T2) and a group (G3) of ash and sycamore, young in age but with significant potential for future growth. These will therefore contribute to shading of the rear garden and south-facing rooms of Plot 3 and Plot 4. Further, the extent of shading is likely to increase as younger trees establish and

There is no inherent right to light which is applicable in the circumstances and it should be expected that future residents would choose a property based on their needs e.g. preferring a shady garden vs a garden benefiting from full sunlight. Any treework would be subject to the normal TPO application procedure and any permissions would be limited by the property owner's common law rights and any private negotiations between the tree and property owners.

The site map shows the layout of Padua Infant School. Plot 3 is the area containing the school building and the parking lot. Plot 4 is the large green area to the left of the building. The school building is a large, irregular shape with several rooms. The parking lot is a rectangular area with several parking spaces. The large green area is labeled 'PADUA INFANT SCHOOL' and contains several trees marked with codes. A dashed circle is drawn around the school area, and a red line runs diagonally across the site. The map also shows a road and a bus stop.

Paragraph 29 of the Appeal Decision states "*In the absence of a sunlight assessment, there is no substantive evidence before me to demonstrate that this arrangement would provide appropriate living conditions for future occupiers of plots 3 and 4 with particular regard to sunlight*". The difference with the current application is that the rear elevation of Plots 3 and 4 is now proposed nearer the rear boundary....



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This would reduce the amount of direct sunlight available to south-facing rooms and of the gardens. It could also impact on the viability of the proposed green roof. In light of the Appeal Inspector's previous comments, It would be reasonable to expect a sunlight assessment to demonstrate the viability of this proposal. This is fundamental to this scheme so should be expected prior to determination.

The Proposed Site Plan shows space for planting to the front of the site. If permission were to be granted, it would be reasonable for a soft landscaping condition to be imposed requiring tree planting to benefit the streetscene.

Yours sincerely,
Adam Maskill

Adam Maskill Dip Arb L6 (ABC)
Arboriculturist (Planting)

Hampshire Highways
Universal Services
Hampshire County Council