

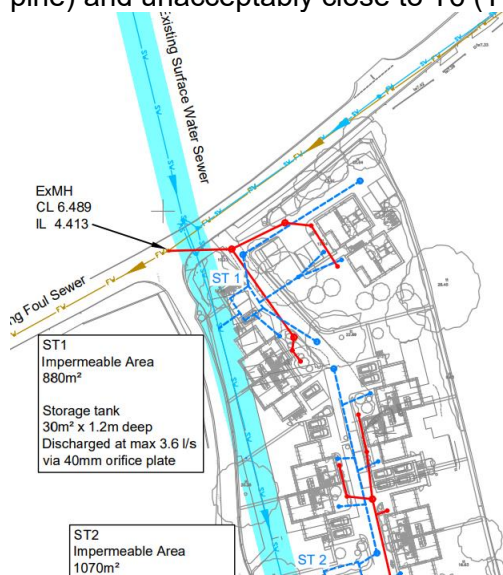
APP/23/01078 46 Warblington Road

Hello all,

Thank you for the opportunity to comment on the application - APP/23/01078 46 Warblington Road

I offer the following comments as an arboricultural consultation for the borough:

1. T9 Poplar – a reduction on a poplar usually promotes a vigorous vegetative response so future pressure for pruning to maintain a 2.5 clearance is foreseeable. Being an offsite tree, the disturbance in the RPA may well promote vigorous suckering within the adjacent property which can be very aggravating and difficult to manage.
2. Pruning, such as that proposed to T25 pine, is very hard to do without leaving the tree in a poor form. Very specific work schedule is needed and evidence of the resultant form (photographs indicating cut points) to be supplied please.
3. RPA's have been plotted as circles where known constraints will modify the actual rooting area. This will result in a greater percentage of the RPA being affected by the proposal. This must be updated to reflect the likely impact of features such as the drive, the sewer and Curlew Close to the west and existing buildings and hard surfacing. This will result in a far larger impact to trees T6 (TPO'd, Cat B- arguably A), T7 (TPO'd, Cat B), 11 (TPO'd), 12 (TPO'd Cat A), 16 (Cat B) than indicated.
4. Incursion to the RPA of trees 6&7 represents a significant area being altered near aged trees – even will no-dig systems being used this is unacceptable.
5. The key concern is that the drainage strategy has not been considered in conjunction with trees – surface water drains are shown straight through the centre of T7 (TPO'd pine) and unacceptably close to T6 (TPO'd pine)



- 6.
7. New connections to the existing sewer are similarly not addressed.
8. The new connection to Curlew Close is shown as no dig, but there is a potential for level differences to be present that mean tying into the existing surface is impossible – this needs to be assessed and addressed in the method statement.
9. The position of the southernmost property does not appear to have taken the tree constraints fully into consideration, and a different orientation or position could have a lesser impact.
10. According to the AIA plan, all of the vegetation across the frontage is being removed.



AIA tree removal plan



Site proposal plan 1879857

This includes a TPO silver birch that (at least from the Streetview image of September 2023) seems to be in reasonable form and condition. The mass removal seems excessive and will have a moderate to high adverse and potentially permanent impact on the local street scene.

This will be contrary to CS16 and DM8.1 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

This does not accord with the proposed site plan which shows trees here being retained, and new planting indicated. This needs to be resolved and the proposals to agree across the different drawings.

11. No consideration has been given to protecting the public highway tree to the east of the drive on the frontage of Warblington lane, or the grass verge in which it grows. The pressure for construction vehicles to park on this verge is highly foreseeable and must be addressed so the tree can be retained safely.
12. At present, there is insufficient detail of G1 through G5 to be able to understand the impact that the removal of these groups will have. Some quantitative (e.g. no. of trees/square meterage affected) and qualitative data is needed to be able to assess this fully.

13. No proposals have been put forward to demonstrate how the loss of trees will be mitigated. It is recommended that this is a PRE COMMENCEMENT condition and that a schedule of trees to be planted that at least replicates the characteristics and biodiversity of those lost is submitted and agreed upon. This should include method of planting, stock type and species range, as well as a fully resources maintenance programme to ensure trees and plants establish successfully.

At present there is insufficient reassurance that retained trees will be safeguarded through the development so I am unable to support the proposal.

Kind regards,

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