

PLANNING STATEMENT

DATE: 13TH SEPTEMBER 2021

SITE: 8 NORTHLANDS PARK, EMSWORTH, HAMPSHIRE PO10 7EY

APPLICANT: MRS MARGITA MILLERS, Director/owner of Merco Place Ltd

LEGAL OWNER: Merco Place Ltd, 8 Northlands Park, Emsworth, PO10 7EY

TPO NO: 1838, 2ND NOVEMBER 2005

RELEVANT PLANNING PERMISSIONS:

APP/07/62243/008 (07.06.2007) – Construction of 1No detached 4-bedroom house and detached garage

APP/16/00649 (12.08.2016)– Change of use land from woodland area to residential garden

SITE

The application site is a large plot of land with detached house and detached garage. The house was constructed in 2007. The woodland area immediately adjoining the house to the east was originally a protected woodland area as identified on TPO 1838 of 02.11.2005, but subsequently the change of use to residential garden was granted on 12.08.2016 with permission ref. APP/15/00649

BACKGROUND

This site was a vacant plot of land without any buildings but a lot of trees. During 2004-2006 the owner at the time Mr Colin Hurst has purchased it from Highways England and started to burn trees and fell trees. Then LPA was alerted and TPO 1838 was issued. Since then, the site has changed completely: there are now 9 dwelling houses built on the whole of the site as identified on TPO1838 plan and private road with road infrastructure built and extensive soft landscaping scheme consisting of semi-mature lime and oak trees planted along the road and mature privet/laurel boundary hedges planted creating beautiful green environment and providing screening.

PLANNING CONSIDERATION

At the time when TPO was issued it was relevant, however in accordance with TPO guidance we note that it is no longer effective on the following grounds:

- 1) Site has been developed
- 2) There is no public amenity benefit as it is not visible from public place; there is no future potential as an amenity; the size and form of certain trees are not good
- 3) Some trees standing when order was made are no longer there as they died during past 15 years, especially after last very dry summer. It is difficult to say how many though as we did not keep a record of individual trees
- 4) Map included in the original order is now unreliable
- 5) And generally, I understand that protected woodland category is not appropriate in garden area

LPA ADVICE SOUGHT

We have contacted Havant Borough Council's planning department and Arboriculture Manager Mr Jamie Gargett, and Arboricultural Officer Ms Maria Stewart visited the site on 11th June 2021. After walk-through assessment they have agreed that our request is reasonable and confirmed that they will support our application

REASONS FOR ASKING TO FELL TREES

The permitted use of this area of our land is RESIDENTIAL GARDEN, so having so many poor-quality trees, creates overshadowing of our garden and we have very limited use of it, considering that there is no public amenity benefit we ask permission to fell 24no trees as identified on our plan with red dots. 32no good quality trees are still to be retained.

MITIGATION

By proposed felling of these trees there is no impact on neighbouring properties because:

- 1) All trees at the northern boundary are retained and provide dense screening and acoustic barrier to the neighbouring properties to the north
- 2) The permitted ancillary buildings at the north/east boundary provide additional acoustic barrier for neighbours of Westbourne Close
- 3) There is dense mature woodland between our garden area in question and A27
- 4) We are not proposing to plant any replacement trees as there are already so many trees on site and by clearing/ felling these 24 identified trees all others remaining will have a better space, light and water to grow. Also, the reason for not planting replacement trees is because we already planted 3no new good-quality semi-mature trees on this site when we built the house, including mature privet/laurel hedge stretching over 130 m long to the north and approx. 50 m long to the south and consisting of approximately 100 laurel plants and approx. 150 privet plants, which is now providing excellent screening for neighbours to the north and south