
Site Address: Bosmere Junior School, South Street, Havant, PO9 1DA
Proposal: Fell approx. 101 declining Ash trees within highlighted area identified on attached plan. Within conservation area of St Faiths. (Resubmission).
Application No: APP/21/00650 Expiry Date: 29/07/2021
Applicant: Mr D North
Hampshire County Council
Agent: Case Officer: Maria Stewart
Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Bosmere Junior School, South Street, Havant, PO9 1DA

2 Planning History

98/53217/002 - Tree Pruning, UNK,
98/53217/003 - Notification for the intention to crown lift Whitebeam and crown lift and deadwood Turkey Oak. Crown lift various trees within landscaped areas. All these trees are within St Faiths Conservation Area.
, RNO,27/02/1998
92/53217/001 - Demolition of temporary classrooms and making good. Erection of 2 classroom extension with ancillary accommodation. (CONSULTATION ONLY), RNO,06/03/1992
03/53217/004 - Application to crown lift to 6m and reduce canopy width by 3-4m, 2 Lime trees, both within area A1 of TPO 979., PERM,19/01/2004
04/53217/005 - Fell a Sycamore (T3) and fell 3 further Sycamores within area A1 of TPO 0979., PERM,18/11/2004
04/53217/006 - Notification of intention to re-pollard 1x Willow, cut back Sycamores encroaching on flats 21, 23, 25, 27, 29, 31 and 33 The Parchment, all within St Faiths Conservation Area., NPW,02/11/2005
07/53217/007 - Notification of intention to reduce main fork with the fruiting bodies at its base by 30% of a mature Turkey Oak within St Faiths Conservation Area., RNO,16/04/2007
07/53217/008 - Crown lift a Sycamore tree to 2.5 metres and prune overhanging branches. Crown lift trees on south-west boundary to 2.5 metres, and crown lift trees fronting South Street to 5.5 metres within St Faiths Conservation Area., PERM,11/09/2007
10/53217/009 - It is the intention of Hampshire County Council to further protect Bosmere Junior School from issues of vandalism and unauthorised access to the school site by completing the remainder of the boundary fencing (approximately 30% of the boundary).

The remaining boundary is to be protected using palisade triple point security fencing 2.0m high the approximate location of which is shown on the attached plan. In order to allow the installation of the fencing it will be necessary to cut back a number of small branches on trees as follows and as indicated on the attached plan:

Tree 1 – *Acer pseudoplatanus* (Sycamore) to reduce one small branch by 1.5m.

Tree 2 – *Taxus baccata* (Yew) to reduce 6 branches by 1m.

Trees 3, 4, 5, 6 – *Acer pseudoplatanus* (Sycamore) to reduce one or two small branches on each of these trees by 1.5m.

Trees 7 and 8 – *Acer pseudoplatanus* (Sycamore) to fell and remove. Both these trees are young and are in a poor state.

In terms of the erection of the fencing a number of post holes will need to be dug at 2.75m spacings. The location of the posts will be determined on site in order to minimise disturbance to the roots of any trees. All post holes will be excavated using the guidance of British Standard 5837 Trees in relation to construction – Recommendations Section 11 – Demolition and construction in proximity to existing trees and in particular Page 17 paragraph 11.3.5 which read as follows:

Any excavations which have to be undertaken within the root protection area should be carried out carefully by hand, avoiding damage to the protective bark covering larger roots. Roots, while exposed, should be wrapped in dry, clean hessian sacking to prevent desiccation and to protect from rapid temperature changes. Roots smaller than 25mm may be pruned back, preferably to a side branch, using a proprietary cutting tool such as bypass secateurs or handsaws. Roots larger than 25mm should only be severed following consultation with an arboriculturalist, as they may be essential to the tree's health and stability. Prior to backfilling, any hessian wrapping should be removed and retained roots should be surrounded with sharp sand (builder's sand should not be used because of its high salt content which is toxic to tree roots), or other loose granular fill, before soil or other material is replaced. This material should be free from contaminant and other foreign objects potentially injurious to tree roots. , RNO,08/04/2010

APP/10/00029 - Hampshire County Council consultation for provision of pedestrian gate and adjacent fencing., PERM,08/06/2010

APP/10/00261 - Crown lift trees and shrubs to 3.5m in area G25 which overhangs the school play equipment which is due to be upgraded during the school holidays. Also to crown lift the same group of trees (G25) to 3.5m where they overhang the footpath on Park Road South and to prune back trees to clear street signs (3) and street lamps (3) to give clear light projection to the footpath. In addition, to crown lift to 3m and prune off school building (where applicable) to give a 1.5m clearance T21 and T22 (Cherries), T23 (Ash), T24 (Silver Birch), T26 (Sorbus), T27 (Almond), T28 (Cherry), T30 (Almond), T31 (Sorbus), T32 (Cherry) and T33 (Whitebeam). , RNO,26/07/2010

GEN/13/00418 - Proposed works to wall in Conservation Area., ,10/05/2013

GEN/14/01106 - Dangerous wall., ,14/11/2014

GEN/15/00385 - DD works, ,16/10/2014

GEN/15/01176 - General Enquiry relating to wall stabilisation at Bosmere Junior School., ,09/11/2015

APP/16/00014 - Fell 3No. Yew (T5, T7 and T12), 1No. Lime (T10) and 1No. Elder (T29), within Conservation Area of St Faiths and Area A1, subject to TPO 0979., PERM,24/02/2016

GEN/17/00204 - Consultation on special architectural or historic interest of Bosmere Junior School., UNK,01/03/2017

GEN/17/01246 - Installation of some railings to increase the safety on a dangerous corner at the school, ,26/10/2017

APP/18/00161 - Hampshire County Council application for the rebuilding of a demolished boundary wall with metal railings in place of brickwork at Bosmere Junior School., RNO,26/04/2018

APP/18/00729 - Reduce crown of Bay by 3.5 metres; Raise crown north sector of Alder to 5.5 metres; Reduce crown of 2No.Cherry trees by 1.5 metres in height and 0.5 metres laterals; Reduce crown of Magnolia by 1 metre; Raise crown of 2No. Sycamore to 4 metres and allow clearance from roof of 1 metre; Raise crown of Alder to 8 metres; Reduce crown of southern sectors of 2No. Alders by 1 metre; Reduce crown of southern sector of Rowan by 1 metre; Reduce crown of Alder by 3.5 metres in height and 1.5 metre laterals to previous pruning points; Reduce crown of Turkey Oak by 2.5 metres to previous pruning points; Crown reduce of Sycamore by 2.5 metres to previous pruning points; Remove lower north facing limb of Sycamore. All within Conservation Area of St Faiths., RNO,12/09/2018

GEN/18/01028 - Display of 2No banners., INV,

APP/20/00213 - Fell 6no young Elms (1 on plan), fell 6no young Elms (6 on plan); 2No Cherry (8 & 10 on plan) prune branches from building roof to give 2m clearance; 1No Rowan (11 on plan) prune branches away from building roof to give 2m clearance.

All within Conservation Area of St Faiths. , RNO,07/04/2020

APP/20/00214 - 2No. Limes (T5) deadwood; fell 2No. Elms (T3 & T4), subject to TPO 979 within A1 St Faiths Conservation Area., WD,31/03/2020

GEN/20/00419 - NOTICE OF INTENT TREE WORK

Felling storm damaged Ash on the schools western boundary.

, ,17/06/2020

GEN/20/00901 - Tree works for highway safety and to alleviate the encroachment for footpath users, ,28/10/2020

APP/20/01048 - Fell all Ash trees, approx. 130 trees, within area identified on attached plan. Within conservation area of St Faiths., WD,10/12/2020

APP/21/00143 - Fell all Ash trees, approx. 130 trees, within highlighted area identified on attached plan. Within conservation area of St Faiths. (Resubmission)., WD,17/03/2021

3 Proposal

Fell approx. 101 declining Ash trees within highlighted area identified on attached plan. Within conservation area of St Faiths. (Resubmission).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

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

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

Conservation Officer

Councillor Imogen Payter

Councillor J Branson - St Faiths

Councillor T Pike - St Faith's

Landscape Team, Havant Borough Council

Landscape Team, Havant Borough Council

Planning Application APP/21/00650 Bosmere Junior School, South Street, Havant,
PO9 1DA

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From a landscape perspective the removal of such a large number of trees would have a significant negative impact on the character of Park Road and as such we would not support this application without mitigation. The impact is not purely on the landscape character but is also detrimental to the existing green corridors, habitats, clean air and the screening of the school. That being said we understand the issue of Ash die back and the associated H&S risks.

Given the scale of the number of trees looking to be removed I feel that it is important to understand what impact this will have. For clarity it would be beneficial to understand the exact location of the trees which are due for removal and as a percentage what do the 101 trees represent in relation to the belt of trees. This information will demonstrate the true impact of the removal of the trees.

Has the applicant suggested any replacement planting? As we would strongly urge that replacement trees are planted and mitigate the impact.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council

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: 99

Number of site notices: 1

Statutory advertisement: 25/06/2021

Number of representations received: 2

Comment	Officer Comment
With such a large number of trees being felled there is very little detail on the size of the replacement trees only the variety is noted. This area already has very poor air quality and it would seem appropriate for some of the new trees to be larger trees to help improve air quality and screening. This is particularly important as they are next to Bosmere School.	Noted - however this detail is not required to be given as part of a section 211 notice.
The gist of our previous comments was that the applications did not provide enough detail on the timescale of the tree felling nor on the timescale and specifics of any replanting. This, we suggested, made it difficult for the Society, fellow residents and parents to make informed comments on the proposal and equally difficult for the relevant planning officer to make a decision. Whilst there is a little more information in this latest application, it still doesn't address the issues of timescale, etc in any detail. For example are all the Ash trees due to be felled in one go or will the felling be done in stages? The overall number of trees to be felled has been reduced. Are those not being felled the ones that will remain alongside Park Road South and are they unaffected by die back? The applicant presumably has a plan for how the work of felling and replanting will proceed. It would be helpful if he could share it.	Noted - however this detail is not required to be given as part of a section 211 notice.

As per the previous application, I support the principle of removing the diseased trees as no practical alternative exists to protect the safety of people and property. I welcome the additional detail in this version around the 4 species of trees to be used to replace the 130 mature specimens which will be lost but there is no mention of numbers or the maturity of those replacements. As the application stands, 130 very mature trees could be replaced with 4 saplings. This would clearly do nothing to replace the habitats, sightlines within the conservation area, the capacity for sound and air pollution reduction and carbon sequestration. Not really an appropriate ambition in the year the UK is hosting COP26 with the intention of agreeing challenging climate change prevention targets. If the application were updated to include a simple statement that the trees would be replaced by an adequate number of suitably mature trees to cover the vacated plot and air space, I would be very supportive.	Noted - however this detail is not required to be given as part of a Section 211 notice.
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Summary:

Comment:

7 Planning Considerations

7.1 This notice of intent to undertake works to trees located within the St Faiths Conservation Area relates to the proposed felling of approximately 101 Ash trees located within the boundaries of the school. Approximately 19 of the trees are within the playground and the remainder are on an embankment around the western perimeter of the site and adjacent to Park Road South.

Whilst not required to be given, the applicant has provided detailed information as to why this notice has been submitted:-

"The majority of the Ash trees within the highlighted area on attached plan are infected with various stages of Ash Dieback. Due to their continued decline a number of trees are now suffering from a secondary infection of Ash Canker. It is anticipated that by summer 2021, a substantial number of these trees will be in an advanced stage of infection, and within 18 months, most will be dead. With clear safety implications to the adjacent Park Road South to the west of the site and school playground to the east, felling these infected trees at the earliest opportunity is considered to be the most prudent course of action to safely manage the risk these trees present to the busy main road and school pupils. The visual impact of the felling from Park Road South will be minimal, as the proposed work does not currently include the felling of trees closest to the public footpath.

Replanting of the felled trees will be undertaken during the proceeding planting season following felling. Species to include Field Maple, Norway Maple, Sorbus sp and Oak"

The Arboricultural Officer comments that prior to this formal notice being submitted, a pre application meeting took place to further assess the trees (following the withdrawal of APP/20/01048). Unfortunately, upon further inspection it was found that the Ash trees are of very poor quality and are compounded by *Chalara* (Ash dieback disease) and in some cases Canker. As a result of this they have a very limited safe useful life expectancy. Given the location of the trees within the grounds of a school, the high footfall of people along the public footpath, and proximity to the road, this is a health and safety concern.

With the trees in differing stages of Ash dieback it was not considered possible to remove the trees in stages, because as trees are removed, the remaining trees would be exposed to the elements and likely be wind thrown. This would leave a more dangerous scenario.

The Landscape Architect's comments are noted, however, again, as this is a Section 211 notice, the information requested does not have to be submitted as this notice has to be made purely on what has been submitted.

When dealing with a section 211 notice, the Council only has two options; 1. Raise no objection, or 2; Make a Tree Preservation Order. Given the disease of these Ash and their declining condition (which they won't recover from), they do not meet the criteria to be made the subject of a TPO and it wouldn't be defensible.

Whilst not required or enforceable by condition, the applicant has specified that they will undertake replanting and the species will include a mixture of Field Maple, Norway Maple, Sorbus sp. and Oak. This is wholly supported by the Council and in time will help to replace the lost amenity.

A strip of Ash and other trees along the highway frontage have been left out of this notice for the time being and this will also help to soften the impact of the trees within this notice being felled.

8 Conclusion

The work proposed is considered to be necessary for the reasons given above. Due to the trees poor condition and the health and safety risk they pose, they do not meet the criteria for a TPO, therefore no objection can be raised to this proposal.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/21/00650