

From: nerys and rob gilraine [<mailto:nerysandrob@hotmail.com>]
Sent: 24 February 2014 13:10
To: Daphney Haywood
Subject: RE: Consultation request APP/14/00064 Land rear of 38-40 Long Copse Lane, Emsworth, PO10 7UR

Hello Daphney.

Im happy for the emails to the Arboricultrualist the ROW and highways to go on to the website.

regards

Nerys

From: Daphney.Haywood@havant.gov.uk
To: nerysandrob@hotmail.com
Subject: RE: Consultation request APP/14/00064 Land rear of 38-40 Long Copse Lane, Emsworth, PO10 7UR
Date: Mon, 24 Feb 2014 10:11:04 +0000

Nerys

Thank your for your email, which I will need to discuss with the Arboricultrualist together with your email of the 20 February. Can you advise me whether or not your email is a objection to the application for publication to the web?

For your information the application is not on the agenda for the 6 March committee and is now schedules for the 27 March committee.

best regards

Daphney Haywood
Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant,
Hampshire.
PO9 2AX

Web: www.havant.gov.uk

email: daphney.haywood@havant.gov.uk

Direct Phone: 023 9244 6513

From: nerys and rob gilraine [<mailto:nerysandrob@hotmail.com>]

Sent: 24 February 2014 09:32

To: Daphney Haywood

Subject: RE: Consultation request APP/14/00064 Land rear of 38-40 Long Copse Lane, Emsworth, PO10 7UR

Hi Daphney

Jaime thanks for your reply. (Daphney please forward to Jamie)

In response

1) The Barrell plans is incorrect, it has been superseded. The site plan was changed to incorporate a hammerhead junction. The Barrell plan should have been updated to reflect this. We hope you are correct and that load mitigation construction will be applied the evidence is to the contrary. In October the applicant gravelled this area. No load bearing mitigation was used.

2) Some of the trees are set back others are not. This is why a tree survey should have been extended into Redlands Lane to quantify the issue. The attached picture shows the large oak at the entrance of the Redlands Lane. It is only a couple of feet away from the edge of the existing track which is due to be widened. You state the road currently serves dwelling in Redlands Lane this is not correct it does not. It is a public footpath with private vehicle rights to the paddock only.

Above ground tree protection could and should be used. As no tree survey in the lane has taken place there is no plan for where and when it should be used. Above ground tree protection was not a condition of the planning approval last time.

I agree a service plan should be provided.

4) I disagree. Redlands Lane an not existing road , it is not static in this process it will undergo significant change if this application is approved. It will be widened, the surface changed and possibly service runs dug. No load mitigation construction is proposed for the surface just dumping of gravel. Why should the trees in the paddock be protected by a survey, TPO's and a higher standard of construction and those in the lane not at all.

5) Could you clarify which trees in Redlands Lane (if any) are protected?

I look forward to your response

Thanks and regards

Nerys Gilraine

From: Daphney.Haywood@havant.gov.uk
To: nerysandrob@hotmail.com
Subject: FW: Consultation request APP/14/00064 Land rear of 38-40 Long Copse Lane, Emsworth, PO10 7UR
Date: Thu, 20 Feb 2014 14:18:11 +0000
Nerys
Please see below for response from the Arboriculturalist.

best regards

Daphney Haywood
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Hampshire.
PO9 2AX

Web: www.havant.gov.uk

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Direct Phone: 023 9244 6513

From: Jamie Gargett
Sent: 20 February 2014 12:20
To: Daphney Haywood
Subject: RE: Consultation request APP/14/00064 Land rear of 38-40 Long Copse Lane, Emsworth, PO10 7UR

Daphney Please find my comments to the questions raised below:

1. Firstly there is a conflict between the tree protection plan and the site plan. In the site plan a enlarged access to the site is proposed. This clearly shows development in the construction exclusion zone defined in the tree protection plan. The proposed roadway runs right up to Tree T2. We are very concerned about the viability of this tree. Over 50% of its root protection zone is being developed. It location also makes it particularly vulnerable to damage from site traffic.

Barrell Plan 12080-BT2 demonstrates that the CEZ falls outside the proposed road and that any potential further conflict between the underground constraints and the precautionary area are mitigated using a load bearing construction to minimise root compaction.

2. The site plan includes Redlands Lane but this is also not included in the Tree Protection Plan. We are very concerned that the trees in Redlands Lane are protected appropriately. If this proposal is approved Redlands Lane will be subject to large amounts of site traffic. Resurfacing works will clearly interfere with existing root zones. The applicant has not made clear what services will be run to the site via Redlands Lane but this constitutes another potential interference.

The trees are set back from the highway along Redlands lane and as such should not be impacted upon by traffic entering the proposed site. This road currently serves the dwellings in Redlands Lane and to the best of my knowledge there are currently no concerns over their protection. However above ground tree protection in the form of a physical barrier (Harris type fencing to BS:5837 standard) could be erected to ensure there are no room for errors during the construction phase of the development.

A service run plan must be provided and demonstrated that it will not negatively impact on the trees on and off site.

3. It should also be noted that hardcore and tarmac has previously unlawfully (the owner of the paddock has no rights to interfere with the surface of the lane as they do not own it) been laid to the entrance of this lane.

This is an area that falls outside my professional consideration.

4. We believe that the incomplete Tree Plan for this site makes the application invalid. It should not be considered until a full tree protection plan has been submitted for the site in its entirety. The trees in Redlands Lane are very vulnerable given the proximity of site traffic to their root zones.

In my professional opinion the tree plan in conjunction with the tree report (minus the service run location) for fills the criteria to enable this application to be subject of an informed decision.

5. I hope you share my concerns. Irrespective of this proposal we believe it makes sense for higher quality trees in Redlands Lane to be identified and protected via TPO's (in particular to the tree at the entrance of the lane). We would be grateful if you could find time to visit the site and make your own appraisal.

My concerns are always for the well being of trees and the green cover sustainability for an area. In this instance I have previously placed a TPO on the notable trees in relation to this application.

Thanks
Jamie

Arboriculturalist

From: nerys and rob gilraine [<mailto:nerysandrob@hotmail.com>]

Sent: 19 February 2014 16:43

To: Andrew Turner; Daphney Haywood; Brendan Gibb-Gray; ray.bolton@hants.gov.uk; Philip Woodhams; Planning and Development Shared Mailbox; merylyn@aol.com

Subject: RE: Tree protection officer

Hi Daphney

Has the tree protect officer got back to you with regards to this yet? If not please advise who will be dealing with it so I can contact them direct - many thanks!!

Nerys

From: nerysandrob@hotmail.com

To: nerysandrob@hotmail.com; at@larcomes.co.uk;
daphney.haywood@havant.gov.uk; brendan.gibb-gray@havant.gov.uk;
ray.bolton@hants.gov.uk; philipwoodhams@btconnect.com;
planning.development@havant.gov.uk; merylyn@aol.com

Subject: Tree protection officer

Date: Mon, 17 Feb 2014 12:37:00 +0000

Dear Sir/Madam

I write to you with reference to planning application 14/00064 4, 5 Bedroom House accessed via Redlands Lane

Firstly there is a conflict between the tree protection plan and the site plan. In the site plan a enlarged access to the site is proposed. This clearly shows development in the construction exclusion zone defined in the tree protection plan. The proposed roadway runs right up to Tree T2. We are very concerned about the viability of this tree. Over 50% of its root protection zone is being developed. It location also makes it particularly vulnerable to damage from site traffic.

The site plan includes Redlands Lane but this is also not included in the Tree Protection Plan. We are very concerned that the trees in Redlands Lane are protected appropriately. If this proposal is approved Redlands Lane will be subject to large amounts of site traffic. Resurfacing works will clearly interfere with existing root zones. The applicant has not made clear what services will be run to the site via Redlands Lane but this constitutes another potential interference.

It should also be noted that hardcore and tarmac has previously unlawfully (the owner of the paddock has no rights to interfere with the surface of the lane as they do not own it) been laid to the entrance of this lane.

We believe that the incomplete Tree Plan for this site makes the application invalid. It should not be considered until a full tree protection plan has been submitted for the site in its entirety. The trees in Redlands Lane are very vulnerable given the proximity of site traffic to their root zones.

I hope you share my concerns. Irrespective of this proposal we believe it makes sense for higher quality trees in Redlands Lane to be identified and protected via TPO's (in particular to the tree at the entrance of the lane). We would be grateful if you could find time to visit the site and make your own appraisal.

Regards

Nerys and Rob Gilraine
Redlands House
38-40 Long Copse Lane
Emsworth
Hampshire
PO10 7UR

