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Dear Sir/Madam

WEST OF WATERLOOVILLE, SOUTHERN ACCESS JUNCTION

APPLICATION FOR TREE WORKS

This letter accompanies an application for the approval of the removal of trees subject to TPO 1842 and 1303 on land south of Marrelswood Estate within the St John's Conservation Area. A copy of the original TPO order has been submitted alongside this application for reference.

The removal of trees is required in order to allow the delivery of the Southern Access Junction to serve the West of Waterlooville Major Strategic Development Area.

Planning Background

The principle of the junction was approved as part of the original outline consent 10/02862/OUT (Winchester reference) and APP/10/00828 (Havant reference). The required layout and land take for the junction works is shown in approved S106 drawing 12 (ref: GTWVILLE2/GA/0903 PR06) and referenced in comments received from Hampshire Highways in relation to the outline application.

The Arboricultural Impact Assessment approved with the Outline Consent (Ref:10/02862/OUT and APP/10/00828) references the full details for TPO 1842 and 1303 and includes details of the trees required to be removed in order to facilitate the development of the West of Waterlooville Major Development Application.

A summary of the trees identified for removal is illustrated on the Arboricultural Implication Plans (Sheet 15 of 15) by *tree.fabric* with a full summary of the trees to be removed for facilitate the development listed within the submitted documents. Copy as follows:



A summary of trees identified for removal can be found within Table 2 below and illustrated within the Arboricultural Implication Plans (Sheets 1 to 15) by tree:fabrik: Appendix 1.

Summary	Category Code			
	R	A	B	C
Preliminary tree removal required to facilitate proposed development.	10, B-T19, A-28, B-T188, T192, B-210, B-T247	B-T112, B-T113	1, 14, B-G55 (x2 trees only), A-89 (TPO T37), A-91 (TPO T38), B-T111, B-T114, B-T186, B-T211, B-T212, B-T225, B-T250	B-H4, B-H7 (part of), 11, 12, 15, A-15a, A-15b, A-15c, B-T19, B-G20, B-G21, A-28, B-T33, B-T34, B-G44, B-G45 (x2 trees), B-G50 (x2 trees), B-G53 (x5 trees), B-G60 (part of), B-61 (x6 trees), B-G64, B-G65, A-90, A-91a, H187 (part of), H190 (part of), B-T193, G186, G202 (part of), G203 (part of), 219, B-T224, B-T240, G261, G262 (part of),

Table 2: Summary of trees to be removed to facilitate development

Trees in relation to the Southern Access Junction Plan

A plan titled 'trees in relation to the southern access' is listed as one of the approved plans on the outline consent. The plan (reference: GTWVILLE2_SK0037_PR01), states in the notes 'that the Southern Access Alignment is identical to the consented scheme'. It also states in Note 2, that 'some trees have been removed under the previous consent which has now been withdrawn'. Here the note refers to the drawing Ref: 225WV-TP-I-1-012. The drawing referenced formed part of a previous application in 2007.

Two applications were live in 2007 relating to the proposal, Application ref: 06/40001/000 and 06/02538/OUT. 06/40001/000 was withdrawn in 2007 and detailed improvements, alterations and associated works to the Ladybridge Roundabout, to provide a southern access to the West of Waterlooville Major Development Area (MDA), this application states that the application was withdrawn in 2007.

Application Ref: 06/02538/OUT was consented on 4th January 2008 for 1,550 units which lists the Southern Access drawing GTWVILLE/RD/2212 PRO 1 received 01 May 2007.

Although this consent does not appear to have been implemented, this confirms that the alignment and principle of the southern access has been accepted by previous applications and is necessary to deliver the strategic development at West of Waterlooville.

S106 Agreement

The Section 106 agreement was signed on 3rd April 2012 and must be read alongside the outline consent document. Within it, the Southern Access Works are defined in the S106 as follows:

Works for the realignment improvement and widening of the existing roundabout at the junction of London Road and Ladybridge Road and re-alignment of Purbrook Heath Road to include stopping up of highway rights of a section of the existing Marrelswood Gardens providing access to the Site at the southern limit of the Transport Infrastructure the extinguishment of any private rights of way as may exist over the western arm of the Southern Access

Works between the existing roundabout and the new roundabout at the junction of the Transport Infrastructure Southern Access and the realigned Purbrook Heath Road and provision of a toucan crossing of London Road

south of the existing roundabout as shown for indicative purposes coloured light blue and referred to as "Southern Access" Works on the S106 Highway Works Plan and as shown in principle on drawing number GTWILLE/GA/0903 Rev PR06 at Appendix 12;

Appendix 12, The Southern Access General Arrangement Alignment (GTWVILLE2/GA/0903) was approved with the Outline Consent for the West of Waterlooville MDA and demonstrates that, although the General Arrangement of the Southern Access has since been refined in design, the principle of development works on this land that requires the removal of trees in order to accommodate it has been agreed.

Schedule 20.45 of the Berewood Section 106 agreement sets the precedent for the Southern Access Works within the site. Here it states that prior to the occupation of 800 residential units within the site, Grainger must enter into a Highways Agreement for the Southern Access Works which must be completed to a Completion Certificate Standard prior to the occupation of 950 residential units.

The residential travel plan, appended to the Section 106 agreement at Schedule 4, sets out strategic links for the integration of pedestrian and cyclist facilities one of which has been identified as the signal controlled crossing facilities at the proposed Southern Access Junction (Paragraph 2.8 of the approved residential travel plan).

Current occupations at the West of Waterlooville MDA currently stand at 659, with works anticipated to start on the Junction in Autumn 2019 in order to ensure it is in place by the time of 950 occupations.

Section 278 Application

Grainger's section 278 discussions regarding the Southern Access Junction works are at an advanced stage with the Hampshire Highways team.

A preliminary Section 278 application was submitted to Hampshire Highways on 13th November 2018, with comments received from Hampshire County Council (HCC) in February and March 2019. One such comment received was to investigate the need for the controlled crossing on the southern arm and an option reflecting an uncontrolled crossing was requested for HCC to review. Confirmation has now been received that the uncontrolled crossing is considered to be appropriate. A revised package addressing HCC original comments and including the uncontrolled crossing will be submitted to HCC by Mayer Brown with the intention of receiving preliminary technical approval by mid July 2019 and detailed Technical Approval by November 2019.

Natural England licences have been sought for the clearance of trees, hedgerows and vegetation as part of these works. In your letter dated 4th March 2019, WCC has confirmed that following review by Tree Officers, there were no objections to the removal of the trees shown on the drawing GTWVILLE_SA/GA/03 Rev D.

The design requires removal of trees. The submitted Arboriculture report provides further information on the detail of the trees to be removed.

Natural England licences have been sought for the clearance of trees, hedgerows and vegetation as part of these works

Committee Report

Paragraphs 1.11 of the Committee Report pursuant to application ref: 10/02862/OUT and APP/10/00828 references the Southern Access road and its setting partially within the St John's Conservation Area. In addition, Paragraph 1.2 notes that the proposed Southern Access Road crosses a plot of land containing trees subject to TPO 1844.

Winchester City Council and Havant Borough Council's Tree Officer consultation responses to the outline application raised no objection to the application. Hampshire County Council's Highways consultation response

references the necessity of the BRT mitigation at the Southern Access Roundabout to deal with the development's impact.

The following documents are provided in support of the tree loss proposed:

- Application Form
- Arboricultural assessment & method statement - 16072-AA5-DC.pdf (Barrell, July 2019)
- Tree Protection Plan – 16072-BT9.pdf (Barrell, July 2019)
- Manual for Managing Trees on Development Sites – SGN Manual V2.pdf (Barrell, July 2019).
- Cover Letter - this document (Savills, 2019)

The following information has been submitted for reference:

- Proposed Trees to be removed with TPO Information - GTWVILLE_SA/SK/33
- Southern Access Roundabout Location Plan - GTWVILLE_SA_GA_05B
- Approved Section 106 Agreement dated 30/03/2012. Please refer to drawing 12 ref: GTWVILLE2/GA/0903 PR06 (for reference)
- Trees in relation to the Southern Access Plan (for reference)
- Copy of decision notices 10/02862/OUT and APP/10/00828
- Copy of Arboricultural Implications Assessment submitted with the outline consents,
 - Appendix 1, Sheet 15 also shows the Arboricultural implications Plan.
 - Appendix 3 includes the relevant Tree Protection Orders.

In order to progress with the Section 278 application, Southern Access Works and Phase 4 Infrastructure Works, the removal of the trees will be necessary as indicated on the 'Proposed Trees to be removed with TPO Information' plan (GTWVILLE_SA/SK/33) submitted with this application.

The general arrangement and layout of the Southern Access has been approved through the Outline Consent 10/02862/OUT and APP/10/00828 as well as through a previous submission at Newlands 06/02538/OUT. Although the latter consent was not implemented, it confirms that the principle for the Southern Access was agreed at this early stage, for which it is necessary to remove the trees listed in the plan submitted with this application.

I trust that the information submitted provides sufficient information to allow the approval of this application for the felling of protected trees. Should you require any further information please do not hesitate to contact me.

Yours sincerely



Bryony Stala
Savills Planning

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