

22/10913

Orchard Gate, Noads Way, Dibden Purlieu, Hythe SO45 4PD

Demolition of existing buildings; erection of 25 dwellings with associated access, landscaping and parking.

Tree reasons for refusal:

7.

The scheme has failed to demonstrate that it can be delivered in a manner that respects the trees on and adjoining the site that make a positive contribution to the character and appearance of the area. The scheme would therefore have a detrimental impact on the landscape setting of the area and fails to deliver space and landscape proposal to mitigate the loss of trees. The scheme is contrary to Policies ENV3 and ENV4 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

Common ground:

- I agreed with the BS5837:2012 categorisation of the trees in the submitted Treework Environmental Practice Arboricultural Impact Assessment ref 220613-1.1-OGNWDP-AIA-AL dated 13 June 2022.
- The removal of trees (as identified in the above report) T1, T40 and G39 due to their poor physiological/structural condition.
- Removal of the small trees central to the site, these trees do not have enough public amenity value to be considered a constraint to development.

Grounds for objection

- Pathway within the root protection area Lime tree - T25 this is likely to damage the roots of the tree.
- Seating area under the crown spread – likely to be covered by sap falling from the tree and going to cause future conflict.
- Parking under the crown spread of trees that would drop sap onto parked vehicles that is likely to cause conflict with the tree and whoever has these particular parking spaces allocated to them.
- Insufficient tree planting within the landscaping proposals. The loss of the trees at the front of the site needs to be mitigated through the planting of tree species that will reach sufficient stature to provide future amenity to the area.

Applicant's response

As part of the appeal submission for this application the applicants have submitted the Statement of Common Ground. Landscaping/Trees is addressed in paragraphs 8.15, 8.16 & 8.17 of this document. In response to my objection and comments on the scheme the applicant has stated (8.17 of the Statement of Common Ground):

"To address the LPA's concerns associated with the seventh reason for refusal it is agreed that the provision of car ports underneath T23 would overcome concerns regarding leaf litter, debris and sap. The benches will be relocated. Furthermore, the provision of an amended landscaping plan with a revised schedule of species would overcome the concerns associated with the impact on the landscape setting of the site."

This would address my concerns regarding this proposal and on this basis, I would withdraw my objection to this scheme.

Should the appeal be allowed then I would request the following conditions are applied:

1 The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement – Treework Environmental Practice Arboricultural Impact Assessment Ref: 220613-1.1-OGNWDP-AIA-AL dated 13 June 2022.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

2 No development, demolition or site clearance shall take place until the following information has been provided: A plan showing the location of service routes, including the position of soakaways; A plan showing the location of site compound and mixing areas; Tree Planting Schedule and Tree Plan specific for tree planting including (tree species, size, spacing, form, planting method and location) in accordance with BS 8545: 2014 are submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with these approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

3 No development, demolition or site clearance shall take place until a method statement and engineering drawings for the foundation design and any paths within the root protection areas of retained trees of the approved development has been submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with these approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

4 Prior to the commencement of works (including site clearance, demolition and construction works) 3 working days notice shall be given to the Local Planning Authority Tree Officer to attend a pre-commencement site meeting to inspect all tree protection measures and confirm that they have been installed as illustrated and specified within the submitted Treework Environmental Practice Tree Protection Plan 220601-1.0-OG-TPP-JI.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area

H Chalmers

Senior Tree Officer