Arboricultural Method Statement

17 Coultas Road, Chandlers Ford, Eastleigh

Alex Needs **BA (Hons) MICFor MArborA**

20/01/2017

16393-AMS-AN

Site location and approximate boundaries



This aerial image is provided courtesy of Google. The yellow line indicates the approximate site boundary and is illustrative only.

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Report purpose

This is an arboricultural method statement that complies with the recommendations in BS 5837, describing how trees will be protected and managed during the development of the site. Its purpose is to explain how and when the protection measures will be installed, and how they will be maintained for the duration of the development activity. It includes:

- a **tree protection plan** showing the location of the trees, the location of the new development, the trees to be lost, the new trees to be planted and the tree protection measures;
- an **arboricultural method statement** in Section 1, describing the tree protection and management measures, and how they will be implemented; and
- several **appendices** in Section 2 providing relevant background information.

The tree protection plan

More specifically, the tree protection plan is based on the provided information and it should only be used for dealing with the tree issues. It shows:

- the existing trees numbered, with high/moderate categories (A & B) highlighted in green triangles and low/unsuitable categories (C & U) highlighted in blue rectangles;
- the circular interpretation of root protection areas ("RPA") of category A, B and C trees (grey circles);
- the location of the construction exclusion zone ("CEZ"), which is the area of restricted access, to be protected by temporary barriers (fencing and/or ground protection); and
- the location of precautionary areas outside the CEZ where limited, but careful access is permitted.

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Section 1
Arboricultural method statement

This arboricultural method statement has taken account of all the recommendations set out in 6.1 of BS 5837 (reproduced courtesy of BSI below).

6.1 Arboricultural method statement

6.1.1 A precautionary approach towards tree protection should be adopted and any operations, including access, proposed within the RPA (or crown spread where this is greater) should be described within an arboricultural method statement, in order to demonstrate that the operations can be undertaken with minimal risk of adverse impact on trees to be retained.

6.1.2 The arboricultural method statement should be appropriate to the proposals and might typically address some or all of the following, incorporating relevant information from other specialists as required:

a) removal of existing structures and hard surfacing;

b) installation of temporary ground protection (see **6.2.3**);

c) excavations and the requirements for specialized trenchless techniques (see **7.7.2**);

d) installation of new hard surfacing – materials, design constraints and implications for levels;

e) specialist foundations – installation techniques and effect on finished floor levels and overall height;

f) retaining structures to facilitate changes in ground levels;

g) preparatory works for new landscaping;

h) auditable/audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.

6.1.3 The arboricultural method statement should also include a list of contact details for the relevant parties.

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Section 1: Arboricultural method statement

1. The development proposal

Development of the site has already commenced to extend the existing property to create a two storey dwelling at 17 Coultas Road, Chandlers Ford, Eastleigh. Most of the new building will be within the existing building footprint, with some very minor exceptions that will have no adverse impacts on trees.

2. Use of this document on site

The day-to-day running of the site will take full account of the tree protection measures set out in this document, a copy of which should be kept on site at all times. Within the normal site risk management process, all site personnel should be briefed on the tree protection requirements as part of the site induction procedures.

3. Background administrative information

Our instructions and how we carried them out are explained in Appendix 1. All the trees that could be affected were inspected and that information is listed in Appendix 2.

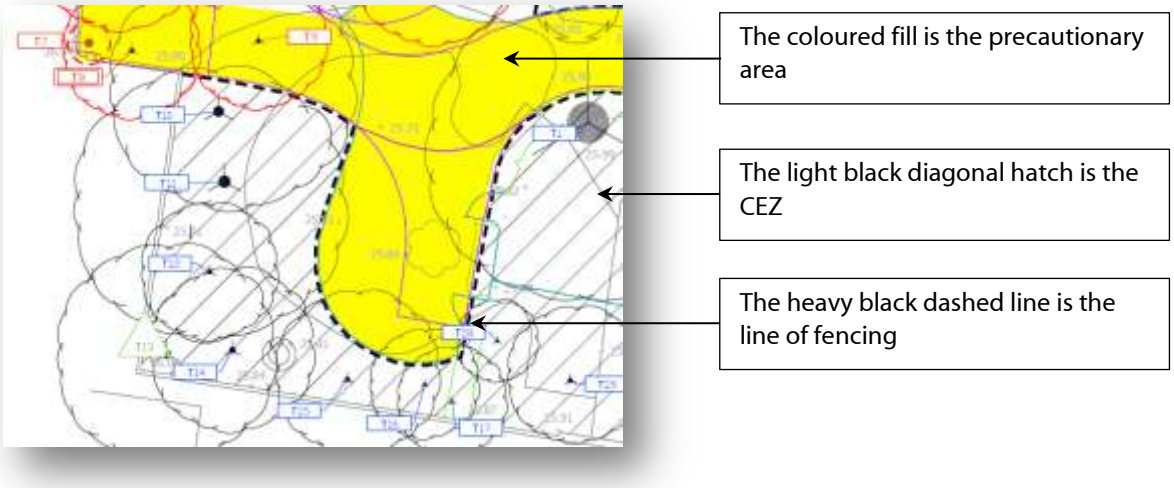
4. Explanation of terms

- **Root protection areas:** RPAs are the areas surrounding retained trees where disturbance must be minimised (black diagonal hatching and yellow shading on illustrative plan extract).
- **Construction exclusion zone ("CEZ"):** This is the RPA where no construction activity should occur and damage is prevented by either installing fencing to restrict access or installing ground protection that allows limited access above the ground, while protecting the tree-rooting environment below (black diagonal hatching and coloured shading on illustrative plan extract).
- **Precautionary areas:** This is RPA where limited works are proposed, but must be carried out with care to minimise any impact on the tree-rooting environment (coloured shading on illustrative plan extract).

5. Identification of areas to be protected

The tree protection plan (typical annotation illustrated on the extract below) shows all the areas where protective measures are necessary. The location of the fencing is shown on the plan as the heavy dashed black line, with the lighter diagonal hatching behind showing the CEZ. If necessary, further precautionary areas outside the fencing are shown on the plan as a coloured shading, where a high level of care is required.

6. Arboricultural supervision



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Section 1: Arboricultural method statement

An arboricultural consultant should be appointed by the developer to advise on the tree management for the site and to attend:

- a pre-commencement meeting before any work starts;
- regular supervision visits to oversee the agreed tree protection; and
- further supervision visits as necessary to oversee any unexpected works that could affect trees.

More specifically, the form and purpose of the supervision should be as follows:

- **Pre-commencement meeting:** A pre-commencement meeting should be held on site before any of the site clearance and construction work begins. This would normally be attended by the site manager, the arboricultural consultant and a local planning authority ("LPA") representative. In the event that a LPA representative declines to be present, the arboricultural consultant should inform the LPA in writing of the details of the meeting. All tree protection measures detailed in this document should be fully discussed so that all aspects of their implementation and sequencing are understood by all the parties. This should include agreeing the form and location of the most appropriate combination of fencing and/or ground protection to be used as barriers for the CEZ. Any agreed clarifications or modifications to the consented details will be recorded and circulated to all parties in writing. This meeting is where the details of the programme of tree protection should be agreed and finalised, which should then form the basis of any supervision arrangements between the arboricultural consultant and the developer.

- **General site management:** It is the developer's responsibility to ensure that the details of this arboricultural method statement and any agreed amendments are known and understood by all site personnel. Copies of the agreed documents should be available on site and the site manager should brief all personnel who could have an impact on trees on the specific tree protection requirements. This should be a part of the site induction procedures and written into appropriate site management documents.

- **Ongoing supervision of operations that could affect trees:** Once the site is active, the arboricultural consultant should visit at an interval agreed at the pre-commencement site meeting. This would normally be every two to four weeks for general supervision, but could be at a longer interval if agreed between the parties. The supervision arrangement should be sufficiently flexible to allow the supervision of all sensitive works as they occur. The arboricultural consultant's initial role is to liaise with the developer and the LPA to ensure that protective measures are fit for purpose and in place before any works start on site. Once the site is working, that role should switch to monitoring compliance with arboricultural planning conditions and advising on any tree problems that arise or modifications that become necessary.

7. Summary of the tree issues to be project managed by the supervising arboriculturist

In overview, it is anticipated that arboricultural input is likely to be needed for the following operations:

1. Pre-commencement meeting
2. Installation of CEZ barriers (fencing and/or ground protection)
3. Pollution control near retained trees
4. Removal of protective measures

8. Table 1: Proposed programme of arboricultural supervision during the development process

Site operations before work continues on site	
Action	**Arboricultural input**
Installation of tree protection for agreement by the LPA	• Preparation of revised plans and specifications for agreement by the LPA • Liaise with the contractor installing protection until satisfactorily completed

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Operations that could affect trees during construction	
Action	**Arboricultural input**
Removal of barriers and ground protection	• Meeting with contractor for briefing before work starts, with further visits as necessary at the discretion of the arboricultural consultant • **NOTE:** This should only be authorised once there is no risk of RPA damage from the construction activity

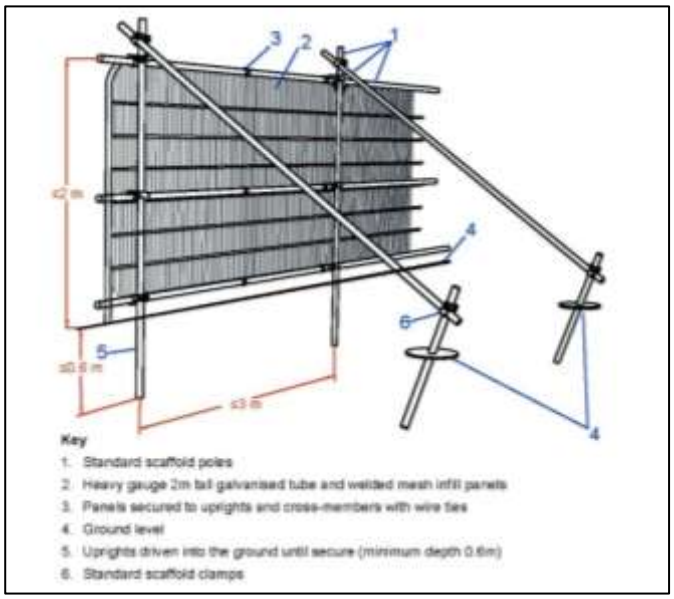
Operations that could affect trees after construction is completed	
Action	**Arboricultural input**
Soft and hard landscaping	• Meeting with contractor for briefing before work starts, with further visits as necessary at the discretion of the arboricultural consultant

9. Primary tree protection using fencing

The CEZ is the RPA surrounding retained trees that must be protected from any disturbance by the construction activity. In practice, this can be done by any combination of fencing and ground protection, to be finalised and agreed at the pre-commencement meeting. Whether the CEZ is protected by fencing or ground protection, all the protective measures should be installed before the start of any site works that could affect trees. No protective measures should be removed or temporarily dismantled without consulting the supervising arboriculturist. Furthermore, the condition of all the protective measures should be regularly monitored to ensure they remain fit for purpose. The main means of preventing damage to trees and their RPAs in the CEZ are fencing, barriers and ground protection.

Protective fencing should be installed at the locations shown on the tree protection plan by the heavy black dashed line. If agreed with the LPA, fencing can be set back to improve access, provided the exposed ground is protected with ground protection. Various fencing options are illustrated in Fencing images 1–6. The minimum specification for the fencing should be as described in figure 2 of BS 5837 (Fencing image 1) or an equivalent design that effectively restricts access to the RPA it protects.

The precise form of the fencing can vary, provided it is fit for purpose in that it effectively restricts access and damaging activities within the RPA that it encloses. More specifically, behind the fencing, there should be no vehicular access; no fires; no storage of excavated debris, building materials or fuels; no mixing of cement; no service installation or excavation; no raising or lowering of soil levels; and no excessive cultivation for landscape planting. Any variations to these restrictions should be agreed by the supervising arboriculturist.



Fencing image 1: Recommendations taken from figure 2 of BS 5837.

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Fencing image 2: Heras fencing wired to scaffold braced posts is a robust and effective interpretation of the BS specification.



Fencing image 3: Close up of bracing detail, essential for increasing the stability of the vertical framework.



Fencing image 4: Board specification on secure wooden posts is a suitable alternative to the standard braced scaffold design.

10. Primary tree protection using ground protection

Where it is not practical to protect the CEZ by the use of fencing alone, BS 5837 (6.2.3) allows for the fencing to be set back and the soil protected by ground protection. This allows improved access during construction, with the ground protection preventing damage to the CEZ outside the protection of the fencing. A range of methods can be used, including retaining existing hard surfacing or structures that already protect the soil, installing new materials, or a combination of both. Whatever the choice of method, the end result must be that the underlying soil (rooting environment) remains undisturbed and retains the capacity to support existing and new roots. Ground protection images 1–8 illustrate a range of practical surface coverings that can effectively protect CEZs of retained trees.



Ground protection image 1: Heavy-duty plywood set onto a compressible woodchip layer and pinned into position is suitable to spread the loading from pedestrian access.



Ground protection image 2: Spreading soil excavated from footings is an effective way of buffering the plywood surface from the wear of light vehicles.

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Ground protection image 3: Plywood fixed to a wood frame is another effective method of protecting soil from pedestrian compaction.



Ground protection image 4: A scaffold framework attached to the main scaffold fencing can be used to support either scaffold planks or plywood to create an elevated platform with a gap beneath.

On this site, all the precautionary areas annotated with yellow shading on the tree protection plan should be protected with ground protection while vulnerable to damage, in line with the above examples. Where appropriate, any existing hard surfacing can be retained and utilised. Any surfacing to be retained that is disrupted during the course of the construction activity can be replaced, reconditioned or upgraded as necessary. This work should be subject to arboricultural supervision.

11. Removal of protection

All protective barriers must remain in place until the construction activity is finished and there is no realistic risk of damage to the protected soil surfaces.

12. Table 2: Contact details for parties involved in the development

Project partners	Contact details
Developer/Project manager	Nigel Taylor, taylornjt@aol.com, 07973 718791
Project architect	MDT Design, info@mdtdesign.co.uk
Project arboriculturist	Alex Needs, Barrell Tree Consultancy; 01425 651470; alex@barrelltreecare.co.uk
LPA tree officer	Brett Athow, trees@eastleigh.gov.uk
LPA planning officer	Kitty Budden, Eastleigh Borough Council, 023 8068 8266

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Section 2
Appendices

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Appendix 1: Background administrative information and data collection

13. Table 3: Background administrative information

	Background administrative information
Report date & reference	20/01/2017 – 16393-AMS-AN
Tree protection plan reference	BT1
Our instructing client	Mr Nigel Taylor
Our instructions	Visit the site, assess the relevant trees, prepare a schedule of their details, describe the impact of the proposal on those trees and identify appropriate tree protection and management in an arboricultural method statement
Provided documents	Layout, drawing number 1133/04_02 Rev H, received by email on 6th January 2017
Report author and credentials	Alex Needs is a Chartered Forester (www.charteredforesters.org) and fully qualified to undertake the assessments in this report.
Report limitations	We have not checked if the trees are protected and so the existence of any statutory protection must be checked with the LPA. This report does not consider ecological or archaeological issues, or any other matter beyond the assessment of the trees.
Technical references	In preparing the analysis in this report, detailed consideration was given to the guidance and advice in the following technical references: • Climate Change Act (2008) www.legislation.gov.uk/ukpga/2008/27/contents • Town and Country Planning Act 1990 http://www.legislation.gov.uk/ukpga/1990/8/contents • National Planning Policy Framework ("NPPF"), published by the DCLG www.gov.uk/government/publications/national-planning-policy-framework--2 • BS 5837 (2012) *Trees in relation to design, demolition and construction – Recommendations*, BSI http://shop.bsigroup.com/ • BS 8545 (2014) *Trees: from nursery to independence in the landscape – Recommendations*, BSI http://shop.bsigroup.com/ • BS 3998 (2010) *Tree work – Recommendations*, BSI http://shop.bsigroup.com/ • *Trees in the Townscape: A Guide for Decision Makers*, published by the Trees & Design Action Group http://www.tdag.org.uk/ • *Trees in Hard Landscapes: A Guide for Delivery*, published by the Trees & Design Action Group http://www.tdag.org.uk/ • National Joint Utilities Group (2007) Volume 4, Issue 2: *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees* www.njug.org.uk/publications/

14. Table 4: Data collection

	Data collection
Date of site visit	12/01/2017
People present during site visit	Alex Needs
Weather & visibility	Windy and raining, with average visibility
Limitations to observations	• Our inspection of the trees for the purposes of assessing their condition and work requirements is made on the basis that they will be annually inspected in the future to identify any changes in condition and review the original recommendations. For these reasons, the tree assessment advice only remains valid for one year from the date that the trees were last inspected.

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Appendix 1: Background administrative information and data collection

	• All observations were of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level. • Observations of trees outside the site boundaries are confined to what was visible from within the site. • All dimensions were estimated unless otherwise indicated.
Tree location and numbering	Each tree was inspected and the numbering scheme is indicated on the tree protection plan.
Recording of tree data	For each tree found on site, the information collected was recorded on the tree schedule in Appendix 2 and the tree protection plan.
Compliance of data collection with BS 5837	The data collection is fully compliant with the advice in subsection 4.4.2 of BS 5837. When collecting this information, specific consideration was given to any low branches that may influence future use, age class, physiological condition, structural condition and remaining contribution. Where appropriate, crown spreads were also noted where they differed from those shown on the provided land survey.
Calculation of RPAs	Following the recommendations in Table D1 of BS 5837, the diameter of each tree was rounded up to the next 2.5cm increment, with the radius of a nominal circle and the resultant RPA taken directly from that table. Where appropriate, this information is listed for each tree in the tree schedule in Appendix 2.

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Appendix 2: Tree schedule and explanatory notes

NOTE: Colour annotation is A & B trees with green background; C & U trees with blue background; trees to be removed in red text.

Tree No	Species	Height (m)	Diameter (cm) @ 1.5m	Maturity	Low Branches	Category	Notes	Tree Works	RPA radius (m)	RPA area (m2)
T1	Oak	20	87.5*	Mature	-	A	Adjacent to drive and hardstanding	-	10.5	346
T2	Norway spruce	19	45	Maturing	-	B	Very close to property	-	5.4	92
T3	Cypress	9	35	Maturing	-	C	-	-	4.2	55
T4	Cypress	8	30	Maturing	-	C	-	-	3.6	41
T5	Cypress	16	45	Maturing	-	C	Adjacent to retaining wall	-	5.4	92
T6	Beech	16	40	Maturing	-	C	-	-	4.8	72

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Appendix 2: Tree schedule and explanatory notes

Explanatory Notes

- **Abbreviations:**

  RPA : Root protection area

- **Botanical tree names:**

Beech	: *Fagus sylvatica*
Cypress	: *Cupressus* sp
Norway spruce	: *Picea abies*
Oak	: *Quercus robur*

- **BS 5837 (2012) compliance:** All data has been collected based on the recommendations set out in subsection 4.4 of BS 5837.
- **Tree inspections and site limitations:** Each tree was subjected to a quick visual check level of inspection. Where there is restricted access to the base of a tree, its attributes are assessed from the nearest point of access. Climbing inspections are not carried out during this level of inspection and, if heavy ivy is present, tree condition is assessed from what can be seen from the ground. A separate note is recorded if further investigation may be required to clarify its status.
- **Crown spreads:** Crown spread dimensions are not listed in the tree schedule because they are illustrated on the land survey base to all the plans in this document. Where crown spreads of significant trees on site are found to deviate from those shown on the provided land survey, we have noted it in the text of the report and annotated it on our plans.
- **Dimensions:** All dimensions are estimated unless annotated with a '*'.
- **Species:** Species identification is based on visual observations. Where there is some doubt over tree identity, sp is noted after the genus name to indicate that the species cannot be reliably identified at the time of the survey. Where there is more than one species in a group, only the most frequent are noted and not all the species present may be listed.
- **Height:** Height is estimated to provide a broad indication of the size of the tree.
- **Trunk diameter:** Trunk diameter is estimated or measured and recorded in 2.5cm increments as advised in BS 5837 Table D1. It is measured with a diameter tape unless access is restricted, direct measurement is not possible because of ivy on the trunk or the tree is assessed as poor quality. The point of measurement and the adjustments for stem variations are as advised in Figure C1 of BS 5837.
- **Maturity:** In planning context, maturity provides a simplistic indication of a tree's ability to cope with change and its potential for further growth. For the purposes of this report, young indicates a potential to significantly increase in size and a high ability to cope with change, maturing indicates some potential to increase in size and some ability to cope with change, and mature indicates little potential to increase in size and limited ability to cope with change.
- **Low branches:** Any low branches that would not be feasible for removal during normal management and should be considered as a design constraint are noted here and explained in the notes.
- **Category:** Our assessment automatically considered tree physiological/structural condition (BS 5837, 4.4.2.5h), and so these are not listed separately in the schedule. Additionally, the category accounts for the remaining contribution (BS 5837, 4.4.2.5i) as greater than 40 years for A trees, greater than 20 years for B trees, at least 10 years for C trees and less than 10 years for U trees, so this is also not listed separately in the schedule. Category A, B and C trees are automatically listed as sub-category 1 unless otherwise stated.

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Appendix 2: Tree schedule and explanatory notes

- **Notes:** Only relevant features relating to physiological or structural condition and low branches that may help clarify the categorisation are recorded. If there are no notes, then the presumption should be that no relevant features were observed.
- **Tree works:** The recommended tree works are based on the quick visual check level of inspection and only intended to address significant hazards identified during that inspection.
- **Future tree safety inspections:** Due to the time that may elapse between the original survey and the start of development, all trees should be re-inspected as part of the standard risk management process before any works start on site. Our assessment of the trees was carried out on the basis that a re-inspection would be carried out within a year of the assessment visit and our advice on tree condition must be reviewed annually from the date of that visit.

Explanatory Notes

- **Botanical tree names:**

Beech	: *Fagus sylvatica*
Cypress	: *Cupressus* sp
Norway spruce	: *Picea abies*
Oak	: *Quercus robur*

- **Tree inspections and site limitations:** Each tree was subjected to a quick visual check level of inspection. Where there is restricted access to the base of a tree, its attributes are assessed from the nearest point of access. Climbing inspections are not carried out during this level of inspection and, if heavy ivy is present, tree condition is assessed from what can be seen from the ground. A separate note is recorded if further investigation may be required to clarify its status.
- **Species:** Species identification is based on visual observations. Where there is some doubt over tree identity, sp is noted after the genus name in the botanical names section above to indicate that the species cannot be reliably identified at the time of the survey. Where there is more than one species in a group, only the most frequent are noted and not all the species present may be listed.
- **Tree works:** The recommended tree works are based on the quick visual check level of inspection and only intended to address significant hazards identified during that inspection. The following points should also be noted before carrying out any works:
  1. **Reporting during work operations:** In the context of the preliminary nature of the tree inspection, any defects that may affect tree safety discovered by the contractor when carrying out the work recommendations should be reported to the supervising officer. Modification to the schedule of works may be required because of these reports. The contractor should be specifically instructed on this point.
  2. **Implementation of works:** All tree works should be carried out to BS 3998 *Recommendations for Tree Work* as modified by more recent research. It is advisable to select a contractor from the local authority list and preferably one approved by the Arboricultural Association. Its Register of Contractors is available free from The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire GL10 3DL; phone 01242 522152; website www.trees.org.uk.
  3. **Statutory wildlife obligations:** The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.
  4. **Stumps:** Stumps to be removed within the RPAs of retained trees should be ground out with a stump grinder to minimise any disturbance unless otherwise authorised by the supervising officer.
- **Future tree safety inspections:** Due to the time that may elapse between the original survey and the start of development, all trees should be re-inspected as part of the standard risk management

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Appendix 2: Tree schedule and explanatory notes

process before any works start on site. Our assessment of the trees was carried out on the basis that a re-inspection would be carried out within a year of the assessment visit and our advice on tree condition must be reviewed annually from the date of that visit.

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Appendix 3: Copy of planning consent and conditions

Development Management
Application No F/14/75232
Your ref
Please ask for Kitty Budden
Direct dial 023 8068 8266
Hours of work
e-mail kitty.budden@eastleigh.gov.uk

MDT Design (Matthew Tate)
1a Portsmouth Road
Fishers Pond
Eastleigh
SO50 7HF

19 December 2014

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Application No. F/14/75232

In pursuance of their powers under the above Act and in accordance with your application received on 15 September 2014

the Council, as Local Planning Authority hereby PERMIT the following :

Description: Alterations, extensions and raising of roof to create a two storey dwelling with front and rear dormer windows and rear balcony
Site: 17 Coultas Road, Chandler's Ford, Eastleigh, SO53 5BA

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The development hereby permitted shall be implemented in accordance with the following plans numbered: 1133/04_01_D, 1133/04_02_E Reason: For the avoidance of doubt and in the interests of proper planning.

(3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) Notwithstanding the approved plans, details of a privacy screen to be erected on the western edge of the proposed balcony, shall be submitted to and approved in writing by the Local Planning Authority. The screen shall be constructed in

PL_Final Decision

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Appendix 3: Copy of planning consent and conditions

accordance with the approved details and therefore permanently retained. Reason: To protect the amenity of residents at 19 Coultas Road.

(5) No development shall start until a tree protective fencing plan to protect the protected Oak Tree in the front garden has been submitted to and approved in writing by the Local Planning Authority. The development must accord with the approved details and to the appropriate British Standard.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(6) No development shall start until a site meeting has taken place where a representative from the Local Planning Authority has inspected and approved the fencing and signed the card which accompanies this decision notice. Once approved no access by vehicles, storage or use of machinery, equipment or materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(7) The development hereby permitted shall not be brought into use until a minimum of 3 car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available. Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

Note to Applicant: It is considered that, subject to compliance with the conditions and any obligations attached to this permission, the proposed development is acceptable because it will not materially harm the character of the area, the amenity of neighbours or highway safety and it is in accordance with the policies and proposals of the development plan, comprising the Eastleigh Borough Local Plan Review 2001-2011, and after due regard to all other relevant material considerations including the National Planning Policy Framework and the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 the Submitted Local Plan comprising: the Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and the Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014', the local planning authority is of the opinion that permission should be granted.

The following development plan saved policies and emerging draft local plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review [2001-2011], saved Policy 59.BE, 104.T

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policy DM1, DM24.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Under the Town and Country Planning England Regulations 2012, a fee is required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

PL_Final Decision

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Appendix 3: Copy of planning consent and conditions

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)

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