Dear Gary,

RE: O/17/80438 - Creek Cottage, 58 Satchell Lane

Site assessment:
19/07/2017

Arboricultural documents:
Arboricultural report "4244-10-17/JC/IMP/10/17" prepared by Mark Hinsley Arboricultural Consultants;
Tree Protection Plan "4224-10-17" prepared by Mark Hinsley Arboricultural Consultants; and
Landscape plan "LANDP001" prepared by JPS

Consultation
The site is a detached property located on the semi-rural Satchell Lane. There are a number of mature trees on site, some of which are covered by Tree Preservation Orders (predominately to the east). Along the front, a number of large, mature cypress trees dominate the street scene. There are several self-sett specimens amongst the cypresses.

Following submission of a revised arboricultural report and tree protection plan, I am happy that the disparity regarding trees has been addressed.

I raise no objection to the proposed development, subject to the following conditions:

No excavation, demolition or development related works shall take place on site until a detailed Arboricultural Method Statement, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations) has been submitted and approved by the LPA. The approved detailed Method Statement must address the heads of terms supplied within the Arboricultural Assessment and preliminary Method Statement. The detailed Method Statement must be adhered to in full, and may only be modified subject to written agreement from the LPA. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

The development must accord with Arboricultural Report "4244-10-17/JC/IMP/10/17" prepared by Mark Hinsley Arboricultural Consultants. Tree Protection must be addressed as per the Tree Protection Plan "4224-10-17" prepared by Mark Hinsley Arboricultural Consultants. No excavation, demolition or development related works shall commence until evidence has been submitted and approved by the LPA that the tree protection measures have been installed, as detailed in the Tree protection Plan and detailed Arboricultural Method Statement. Once approved, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. Tree protection measures shall be retained in their approved form for the duration of the work. This condition may only be fully discharged upon completion of the proposed development, subject to an agreed supervision statements. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

Kind regards,

Chris Stringer
Tree Consultant
Working on behalf of Eastleigh Borough Council