

Osmond, Gary

From: Stringer, Chris
Sent: 16 May 2023 11:26
To: Osmond, Gary
Subject: F/23/95177 - Land at Nightingale Avenue, Eastleigh

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gary,

F/23/95177 - Land at Nightingale Avenue, Eastleigh

Arboricultural Documents

Arboricultural report reference J1377.02

Comments

There are no significant trees within the site. However, there are several trees on neighbouring land, with their stems immediately adjacent to the site boundary. None of these trees are subject to Tree Preservation Orders, but all trees are a material consideration in planning.

The proposal may be considered to be marginally more positive for the RPAs of the trees on neighbouring land over the previous scheme – the cellular confinement of the previous parking area has been replaced with residential gardens. However, the potential impacts now shift to the tree crowns because of the residential amenity space.

Section 8.14 of the arboricultural report states that the is “*no significant adverse post development pressure anticipated*” and that “*tree management will be necessary to maintain a reasonable relationship...pruning in such circumstances is normal and typically considered common law*”.

We agree that conflict management in the form of regular pruning is considered reasonable for existing dwellings, but these are proposed new dwellings, with associated residential amenity space directly below the tree crowns. However, unlike some tree species with dense crowns, the birch especially does not shade as significantly as some species and, having seen the site, we do not feel this is a significant issue.

We raise no arboricultural objection, subject to the following condition:

The development must accord with the arboricultural report reference J1377.02. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work 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.

Chris Stringer

Tree Consultant

Countryside and Trees

Ext.: 8257

From: Planning (Eastleigh Borough Council) <planning@eastleigh.gov.uk>

Sent: 05 May 2023 10:55

To: Stringer, Chris <Chris.Stringer@eastleigh.gov.uk>; Bland, Sue <Sue.Bland@eastleigh.gov.uk>; Ellison, Mark <Mark.Ellison@eastleigh.gov.uk>; Pollution.CMO <Pollution.CMO@eastleigh.gov.uk>; Trees @ Eastleigh Borough Council <trees@eastleigh.gov.uk>; Dyer, Tim <Tim.Dyer@eastleigh.gov.uk>; Oliveira, Marta <Marta.Oliveira@eastleigh.gov.uk>

Subject: Planning App Consultation Request Internal F/23/95177

Application No: F/23/95177

Address: Land at Nightingale Avenue, Eastleigh, Land at Nightingale Avenue, Eastleigh

Description: Residential Development to Provide 2 no. Two Bedroom and 2 no. One bedroom Dwellings

Would you please let me have your observations on the above application.

You can access the plans and documents through [Salesforce](#). At the top of the screen type the planning application number into the search box and either select the application from the list displayed or press the enter key and select it from the list of results.

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 14 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: gary.osmond@eastleigh.gov.uk

Phone/Ext: 023 8068 8490

Kind regards

Planning

