

Webb, Alex

From: Stringer, Chris
Sent: 06 April 2023 13:57
To: Webb, Alex
Subject: F/23/94713 - Cockpit Farm Barn, Knowle Lane

Dear Alex,

F/23/94713 - Cockpit Farm Barn, Knowle Lane

Arboricultural Documents

Arboricultural report reference 221462 - AIA 2

Comments

The site is surrounded by trees and, whilst it is already developed in the sense that agricultural buildings exist, the tree cover provides a rural feel to the locality. The site has already been partially cleared prior to submission of this application.

Compared to the previous application (F/22/93315) there is slightly less tree loss required for development to occur, although now it is justified to provide residential amenity space (because the dwellings have been moved towards the front of the site). Fundamentally, this still means that the proposal has not taken full account of the context of the site.

Whilst the proposal results in less tree loss, it has potentially increased the impacts toward the front of the site. We have reservations regarding the space provided to allow the oak trees (T11, T13, T15 and T16) to mature. Section 15 of the Trees and Development SPD states that layouts must be designed to ensure that retained trees are able to grow and mature in the space provided. These oak trees are characteristic of the rural lane and are correctly proposed to be retained, but it is considered that their ultimate spread and height could result in unacceptable post-occupancy pressure.

Another issue to the front of the site, and in relation to the aforementioned oak trees, is that the applicant has not demonstrated that the use of Cellweb (or similar) can be achieved specifically on this site. One of the main features of this proposal is the internal road and the applicant must demonstrate that low impact engineering is possible prior to determination because it is fundamental to the overall development. The proposed road encroaches within the RPAs of the oak trees and there is future potential for the expanding rooting systems to influence the roadway if not considered carefully.

We continue to have reservations regarding the arboricultural impact on this site and, on balance, we raise an arboricultural objection as the proposal currently stands.

Kind regards,

Chris.

Chris Stringer
Tree Consultant
Countryside and Trees
Ext.: 8257

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

Sent: 03 March 2023 10:22

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

Subject: Planning App Consultation Request Internal F/23/94713

Application No: F/23/94713

Address: Cockpit Farm Barn, Knowle Lane, Horton Heath

Description: Construction of 6.no dwellings, including landscaping, parking and associated works following demolition and site preparation.

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: alex.webb@eastleigh.gov.uk

Phone/Ext: 023 8068 8134

Kind regards

