

Osmond, Gary

From: Stringer, Chris
Sent: 15 May 2023 08:55
To: Osmond, Gary
Subject: F/22/94436 - 20A HIGH STREET, BOTLEY

Hi Gary,

F/22/94436 - 20A HIGH STREET, BOTLEY

Arboricultural Documents

Tree constraints plan reference TC/93516/AC.

Tree protection plan reference DS/62623/AC.

Arboricultural impact assessment reference DS/62623/AC.

Comments

There is a tree to the rear of the site, situated in Warner Mews. This tree is within the Conservation Area and is therefore statutorily protected. The tree has been identified as a B category tree.

As mentioned in our previous response, we have concerns regarding the dominance of the tree over the recreational spaces and the pressure to prune the tree. The tree is an early-mature specimen, with an overall reported height of 14 metres. Therefore, the tree is not yet fully grown.

The report states that the tree will have to be pruned to accommodate the residential structures. The reduction of the branches on the southern side would provide a more acceptable relationship to the dwellings but by doing so it is accepted by the applicant that there is a poor relationship at present (in the plans). In other words, the existing, protected tree would be impacted by the proposal as it currently stands. 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 (i.e. without the requirement for pruning).

In addition, pruning for clearances is the minimum required to accommodate these residential units. It is highly likely that, given the dominance of the tree's crown over the residential space provided, that there will be significant pressure from future residents to prune the tree by a greater amount than just for clearance. The report does not address this issue of dominance. The application, therefore, has not suitably demonstrated that the position of the residential units in relation to the growing tree will not result in continuing impacts on the tree, post-development.

Finally, there seems to be some discrepancy with the location of the tree: the tree contains plan (reference TC/93516/AC) appears to show the tree closer to the site than the tree protection plan (reference DS/62623/AC and based on the site plan). During our site visit, the constraints plan appears to be more accurate.

For the reasons stated above, we consider that the proposal is contrary to policy DM1 and the guidance in the Trees and Development SPD.

Kind regards,

Chris.

Chris Stringer
Tree Consultant
Countryside and Trees

Ext.: 8257

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

Sent: 20 April 2023 09:47

To: Stringer, Chris <Chris.Stringer@eastleigh.gov.uk>; ecology <ecology@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>; Dyer, Tim <Tim.Dyer@eastleigh.gov.uk>; Trees @ Eastleigh Borough Council <trees@eastleigh.gov.uk>

Subject: Planning App Consultation Request Internal F/22/94436

**Please can we have your comments on the plans for the above application.
Thank you**

Application No: F/22/94436

Address: 20A HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2EA

Description: Construction of 3no. two bedroom terraced dwellings with ancillary amenity space and parking, following demolition of existing disused buildings

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