

Morris, Rachael

From: Stringer, Chris
Sent: 09 August 2023 13:03
To: Morris, Rachael
Subject: H/23/95072 - 1 OAKWOOD ROAD, CHANDLER'S FORD

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Rachael,

H/23/95072 - 1 OAKWOOD ROAD, CHANDLER'S FORD

In October 2022 we objected to the same proposal under application H/22/93248, with the following comments made:

"With regards to the dropped kerb and driveway, this is a departure from the approved details contained in F/20/88190. The proposed driveway entrance (and presumably the driveway itself) is within the RPAs of significant, protected trees. At this stage, we would raise an objection as the applicant has not demonstrated that the proposal can be achieved without significant harm to the protected trees."

Following refusal of planning application H/22/93248, it appears the applicants carried out the proposed work. As part of an Enforcement investigation in this breach, we made the following comments:

Initial comments from Enforcement Team photographs –

"From the photos it appears that, in order to lay the hardcore, it is likely that there has been some excavation of the upper soil and compaction of the ground, both within the Root Protection Area. This may have caused damage to the rooting system and would also have impacted the rooting environment. However, it is not easy to determine the level of harm."

Follow up comments in response to resident's claims -

Resident: The driveway front, the material used is type 1 aggregate which is porous material and laid on top of the existing soil; the side drive, we have removed the old and uneven paving slabs and replaced with type 1 aggregate again of porous material.

CS: Type 1 contains fines, which can clog up pore spaces and the geosynthetic fabric used as a barrier between soil and stone. Type 1 should not be used within the RPA of trees. The conditioned arboricultural report states that the use of "loose tipped aggregate" should be used for the areas of new surfacing - this means traditional gravel (which would be porous and would not naturally bind together). In addition, it appears that a larger area has been laid to aggregate than the approved plans. Ultimately, it appears that significant proportions (if not all) of the root protection areas have been effectively sealed.

Resident: We have taken great care to ensure the health of both Oak trees. No heavy machines have been in close proximity to them. All the patting down has been done by hand. We have not removed any soil from the ground. Prior to any work we have laid/raised extra soil and turf around both Oak trees. As above, the aggregate type 1 was laid by hand and tapped down with hand held tool. At no point were any roots damaged, this has given the roots extra protection. The porous material ensures they will still receive rain water. I have attached a tree report from 2018 with regards to the condition of these 2 Oak trees. Both Oaks will have sleepers surrounding them to keep them protected, as many others have in the area.

CS: It is clear that some soil excavation has taken place around the stems of the oak trees. How much and what impact it will have is debateable. I do not agree with their claim that they raised the soil and added turf around the stems prior to installation of the aggregate as there is no evidence of this. Even if this was true, it could be as impactful to the tree as excavation because it can asphyxiate roots. I am suspicious of the claim that the aggregate was patted down by hand – the surface looks bound and that would have required a vibrating plate or similar (however, this is not my area of expertise).

There is no information contained with the application that has the effect of altering our position. Therefore, we maintain our objection, despite the work having been carried out.

Kind regards,

Chris.

Chris Stringer
Tree Consultant
Countryside and Trees
Ext.: 8257

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

Sent: 18 July 2023 15:03

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

Subject: Planning App Consultation Request Internal H/23/95072

Application No: H/23/95072

Address: 1 OAKWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1LW

Description: Replace existing external boundary wall with fence on both side (Oakwood Road and Hiltingbury Road), dropped kerb, erect driveway gate and pedestrian gate (Amended H/22/93248)

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: rachael.morris@eastleigh.gov.uk

Phone/Ext: 023 8068 8463

Kind regards

