

Osmond, Gary

From: Stringer, Chris
Sent: 09 November 2023 11:36
To: Osmond, Gary
Subject: RE: F/23/95431 - Home Farm - Tree officer comments response re CCS

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gary,

Apologies for cutting it fine...

Please use this condition:

Notwithstanding the information submitted to date, no development related works shall take place on site until a revised Arboricultural Method Statement and Tree Protection Plan (B.S.5837:2012 Trees in Relation to Design, Demolition and Construction) is submitted to and approved in writing by the Local Planning Authority. The approved Method Statement shall be adhered to in full in accordance with the approved plans and may only be modified subject to written agreement from the Local Planning Authority. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

I am assuming there will be a landscaping condition? I am happy to defer to Tim's team regarding this.

Give me a call if there is anything else.

Chris.

Chris Stringer

Tree Consultant

Neighbourhoods & Green Spaces - Ecology/Biodiversity



From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: Monday, November 6, 2023 5:21 PM
To: Stringer, Chris <Chris.Stringer@eastleigh.gov.uk>
Subject: RE: F/23/95431 - Home Farm - Tree officer comments response re CCS
Importance: High

Hi Chris,

I know that you have raised an objection to this one but I could do with some condition wording should the committee be minded to approve the scheme.

My final report deadline is Thursday lunchtime.

Sorry,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490



From: Stringer, Chris <Chris.Stringer@eastleigh.gov.uk>

Sent: Tuesday, October 24, 2023 2:46 PM

To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Subject: RE: F/23/95431 - Home Farm - Tree officer comments response re CCS

Hi Gary,

Thanks for the email.

Yes, that was what I was afraid of. Obviously we have to maintain our objection because nothing has been provided that demonstrates the impact has been lessened – in fact, quite the contrary. I understand the position the applicant is in, but I have to be consistent across all developments. I cannot see how we could remove our objection.

In terms of conditions, we will need to condition an updated tree method statement (the previous one is now known to be inaccurate). There is a possibility that additional tree planting could soften the blow to the public/LAC, so we could ask whether they could demonstrate whether additional planting is feasible within the site boundary.

Happy to chat.

Chris.

Chris Stringer

Tree Consultant

Neighbourhoods & Green Spaces - Ecology/Biodiversity



From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Sent: Tuesday, October 24, 2023 9:45 AM

To: Stringer, Chris <Chris.Stringer@eastleigh.gov.uk>

Subject: FW: F/23/95431 - Home Farm - Tree officer comments response re CCS

Hi Chris,

I have an update from Louise on the Home Farm site (see below).

I suspect that arboriculturally this won't be acceptable and I'm happy for you to maintain an objection if you wish. However, could I also ask you to put together some suggested conditions should the committee be minded to approve the application.

Happy to discuss.

Regards,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490



From: Louise Cutts <LouiseCutts@wessexplanning.com>

Sent: Monday, October 23, 2023 5:33 PM

To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Subject: RE: F/23/95431 - Home Farm - Tree officer comments response re CCS

Hi Gary

If we could have a chat on the phone about this, that would be useful.

We have now spoken to our engineer at length and it would appear that due to the expected soil structure, excavation for the access road within the RPA would be between 280mm and 450mm. Therefore, there will be some adverse impact to some of the trees within part of their RPAs.

With regard to the line of the new rising main sewer, my client has little choice as to where to site this due to the need to connect to the existing sewer which is located in the centre of the existing access road.

In order to remove the Tree officer's objection, my client is willing to accept any reasonable condition to protect these trees as much as is possible but is also happy to include additional tree planting on the land to the north of the access, if that is considered necessary

It cannot be forgotten, however, that this is an allocated site and any objections to its development should have been received and dealt with during the Local Plan examination. EBC proposed and the Inspector accepted this site as a housing site, knowing that there was only one possible access. To object at this stage would be akin to the LPA refusing its own planning application!

Kind regards

Louise Cutts BA (Hons) Dip TP MRTPI
Director



Meadowsweet Cottage, Morleys Lane, Ampfield SO51 9BJ

Tel: 07940 033645

Email: louiseCutts@wessexplanning.com

Website: <http://www.wessexplanning.com/>

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: Friday, October 20, 2023 10:51 AM
To: Louise Cutts <LouiseCutts@wessexplanning.com>
Subject: FW: F/23/95431 - Home Farm - Tree officer comments response re CCS

Hi Louise,

Sorry for not getting Chris' response (see below) to you sooner but this is the first chance I have had to get back onto the Home Farm application. As you will see, he still has some concern regarding the provision of services, as well as achieving the correct road/access levels without adverse damage to the trees.

Could I ask you to look into this and see if your consultants can provide a bit more specific detail.

Many thanks,

Gary Osmond
Principal Planning Officer

Planning & Environment - Planning/Development Management
023 8068 8490



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Eastleigh Borough Council



From: Stringer, Chris <Chris.Stringer@eastleigh.gov.uk>
Sent: Wednesday, September 20, 2023 11:20 AM
To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Subject: RE: F/23/95431 - Home Farm - Tree officer comments response re CCS

Hi Gary,

With regards to the access, there are two main issues: 1) the installation of cellular confinement; and 2) the position of services.

- 1) The applicant has helpfully supplied information that states "limited" excavations will be required to tie-in the new and existing cellular systems. This is not a surprise and was not the principal issue. Of more concern was the route of the access over the challenging topography and through the RPA of T8 and G6, and potentially impacting G12 as well. The letter states that "the extent of ground remodelling required will not be fully clear until full engineering details have been worked up." This is entirely understandable and concurs with our thoughts on why we cannot simply condition the details – the problem is critical to the very ability to develop this site and without knowing the impact we do not wish defer the issue to post-determination, at least from an arboricultural perspective.
- 2) We accept that some services can be installed under excavated tree roots, there are also options for boring, but the letter does not alleviate our concerns, especially with regards to sewage. Can the engineers confirm that a sewer and other "larger" (potentially more rigid) services can be installed, within the site topographical constraints, without the need to sever roots that have been excavated?

As previously stated, this is a holding objection. It may be that our concerns can be overcome through evidence, but we request it prior to determination because of the need of the access to work for the rest of the site.

Any questions, let me know.

Chris.

Chris Stringer

Tree Consultant

Neighbourhoods & Green Spaces - Ecology/Biodiversity

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Sent: Tuesday, September 19, 2023 9:06 AM

To: Stringer, Chris <Chris.Stringer@eastleigh.gov.uk>

Subject: F/23/95431 - Home Farm - Tree officer comments response re CCS

Hi Chris,

Please see attached a copy of a joint letter from the arb and engineering consultants for the Home Farm development in relation to providing access into the site. Is this what you were looking for and if so, do you have any updated comments on the application?

Thanks,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490

From: Louise Cutts <LouiseCutts@wessexplanning.com>

Sent: Monday, September 4, 2023 2:49 PM

To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Subject: Home Farm - Tree officer comments response re CCS

Hi Gary

With regard to your tree officer comments about the construction of the access road within the RPA of the trees, you had asked for a combined letter from an engineer and our tree consultant to reassure your tree officer that, with arboricultural supervision (could be a planning condition), damage to tree roots would be minimised. I attach the letter that was sought.

If you have any further queries, please do not hesitate to contact me.

Kind regards

Louise Cutts BA (Hons) Dip TP MRTPI
Director



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