

Morris, Rachael

From: Stringer, Chris
Sent: 09 January 2024 13:59
To: Morris, Rachael
Subject: O/23/96467 - Land adjoining Chalcroft Business Park, Burnetts Lane, West End

Hi Rachael,

O/23/96467 - Land adjoining Chalcroft Business Park, Burnetts Lane, West End

Arboricultural Information

Report reference CBA11012PA v1A

Comments

The site is largely tree free with significant trees occurring around the perimeter and in the northern area of the site. The significant trees located along the southeastern boundary and the trees in the northern area are subject to a Tree Preservation Order.

Policy DM1 states that all new development should “*not involve the loss of or damage to trees...of value to the character of the area...*”. The information in DM1 is expanded on in the Trees and Development Supplementary Planning Document, with Key Points 2 and 3 of relevance:

Key Point 2 – “*...there must be a presumption in favour of retaining existing trees. Any impact on existing trees will be considered not just from an amenity point-of-view, but also with regards to the environmental and climate emergency.*”

Key Point 3 – “*The Council expects applicants to demonstrate that tree retention has been fully considered...only where there is exceptional justification, as evidenced by the applicants, will tree removals be considered.*”

The benefits derived from a tree are generally proportionate to its canopy size and leaf area. Thus, the larger the tree, the more effective it is in providing the potential aesthetic, biodiversity value and environmental benefits. Retaining and incorporating existing trees within a development will result in greater benefits.

As part of the access arrangements, trees T25 and T26 are proposed to be removed. We raise an arboricultural objection to the proposed loss of these trees. Both are significant from a landscape perspective, and are excellent examples of low-crowned, undulating farmland oaks, typical of the Borough in this area. Both trees also provide high levels of public amenity.

There is no evidence submitted which demonstrates that tree retention was considered and their removal has not been suitably justified at this stage.

Kind regards,

Chris.

Chris Stringer

Tree Consultant

Neighbourhoods & Green Spaces - Ecology/Biodiversity

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

Sent: Monday, December 4, 2023 11:52 AM

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

Subject: Planning App Consultation Request Internal O/23/96467

Application No: O/23/96467

Address: Land adjoining Chalcroft Business Park, Burnetts Lane, West End, SO30 2HH

Description: Outline application for up to 4,130sqm of commercial floorspace (Use Classes E(g)(ii), (iii) and B8) to include farm shop (Use Class E(a)) of up to 327sqm, parking and yard areas (including accessible spaces), landscape buffers and acoustic mitigation. Formation of vehicular and pedestrian access to estate road. Access considered only.

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
Planning