

F/26/100950 - Land Adjacent to, 7 Birchwood Gardens, Hedge End

13/05/2026

Dear Clare,

### *The Site*

The site contains a couple of significant oak trees (T2 and T3), as well as one close to the existing turning head (T1). All of these trees are subject to a Tree Preservation Order (TPO). Further, there was also another oak tree on the site, which was subject of a TPO application in 2019 and removed. A replacement should have been planted under Condition 3 of T/19/86126.

### *Missing Replacement Tree*

The replacement tree (required under Condition 3 of T/19/86126) does not appear to be present, or shown on the tree protection plan. It must be plotted on the proposal and given adequate room to mature, as per paragraph 43.2 in the SPD, which states: “*There should be adequate space allowed for newly planted trees to reach their full mature height and spread without causing nuisance to adjacent buildings and occupants*”.

### *Dominance*

We are concerned about the dominance of the existing oak trees on site. These trees surround the site and will be dominant over what will be a residential garden and occupied living space – it is highly likely to be a source of conflict with any residents. Whilst the TPO provides a mechanism to control unauthorised pruning, it is not desirable to knowingly put the LPA in conflict with a resident.

We acknowledge the daylighting report, and the arboricultural report’s statement that all rooms meet BRE guidance, but calculations focus on minimum day light thresholds, and fail to consider both subjective perception of light and, more critically, of risk perception by occupiers. Again, we cannot support a proposal that knowingly creates a potential conflict in this regard.

The stem tree of T3 will also be in very close proximity to the structure (1.2 metres of the main structure) resulting in an unsuitable design relationship. Further, the proposed floor plan shows an additional structure, which may even require tree removal (not mentioned in the arboricultural report).

Section 15 of the Trees and Development SPD states that:

*“Where development occurs too close to trees, problems can occur as the tree grows, increasing the likelihood that heavy pruning will be required, or that the tree will need to be removed; both of which outcomes can result in a detrimental impact on amenity and the environment...The Council will consider space and post-development pressure when considering applications”.*

#### *Root Protection Area Encroachment*

The dwelling, and ancillary hardscaping, encroaches significantly into the Root Protection Areas (RPA) of T2 and T3. Whilst we acknowledge that low impact foundations (such as piles) can be used in theory, this situation appears more extreme than previous applications and the applicant has not demonstrated that the trees can remain viable. Ultimately, the default position should be that all structures are located outside of the RPA, as per paragraph 5.3.1 of BS5837.

#### *Submitted Information*

The proposal fails to marry the fundamental accessibility requirements of the proposed supported living bungalow with the stated required low impact foundations and the need to raise the structure up to allow for a void under the structure (paragraph 4.6 of the arboricultural report).

Further, the tree information does not mention any garden accessibility details (some of which are shown on the floor plans – see above). If the floor level has to be raised to accommodate the low impact foundations, as a minimum, there will have to be ramps to allow for accessibility. If the garden is to be useable as a garden, there will be additional construction work in the RPA of the trees, not shown in the current proposal, some of which may be significantly detrimental given the close position of the trees.

#### *Summary*

Ultimately, the position of the proposed structure, ancillary hardscaping and associated amenity space is not consistent with the Trees and Development SPD and policy DM1 of the Local Plan. We therefore raise an arboricultural objection to the proposal.