

F/26/101188 - Land adjacent to the former Roll Call public house, Woolston Road,
Netley

10/06/2026

Dear Gary,

There are significant trees around the periphery of the site, with the central part of the field being tree-free. There is ample space to construct a dwelling house and ancillary elements outside of Root Protection Areas (RPAs).

The provided arboricultural information satisfactorily demonstrates that the proposal can be achieved with complete retention of significant trees. It is a relatively simple site and adherence to this document can be conditioned.

The only issue at this stage of planning is the potential location of soakaways. They are currently within the Construction Exclusion Zone (CEZ) and possibly within the RPA. They are not shown on the Tree Protection Plan. At the very least this is unworkable from a tree protection situation (construction would have to be behind protective fencing), but could be more impactful if one is within the RPA, as it *appears*. We could impose a condition stipulating that they cannot be positioned within the RPAs or CEZ, or the applicant can clarify the situation/update the arboricultural information.

Kind regards,

Chris.