

F/25/98800 - OAK LODGE, BRIDGE ROAD, BURSLEDON

10/04/2025

I have now reviewed the submitted arboricultural information (submitted instead pre-determination instead of pre-commencement).

Please note that three different references are provided for this document: a “V1” and a “V2” for the method statement and impact assessment, respectively, and a “V3” for the entire document. I will refer to “V3” within any condition.

The report is generally satisfactory. There is an issue with the quality of the tree protection plan – it is not easy to scale the area required for cellular confinement or easily see where tree protection fencing is proposed (this is principally an issue for on-site personnel) – however, in this instance, because the risk to the tree T13 is relatively low (a driveway already exists and the proposal is for a modest widening), I feel that the clarity of the plan is less of an issue than under other circumstances.

If you are minded to approve the application, please condition the following compliance condition:

The development must accord with the arboricultural report reference ArbEl/CH/OLB/BS5837/V3 dated 4th April 2025. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

25/02/2025

We have no objection to the removal of the existing trees within the red line boundary – as shown on the site plan reference 1122 1021 Rev C – subject to compensation planting as per the Trees and Development SPD.

Further, any trees that were planted (or were planned to be planted) under the previous, more extensive scheme (F/20/87926 and X/23/95903) and that have to be removed to enact these proposals (F/25/98800), must also be replaced. Please note: because those trees were conditioned as part of the previous planning permission, we consider them to exist, even if they have not yet been planted.

We note that the Landscape Team have requested a Landscaping plan, so the above points can be covered in that requested information, and we will defer to their expertise in that regard.

Finally, it is our understanding that the entrance will have to be widened to allow for two directional vehicle use. While we have no objection in principle, the widening may result in an impact on the rooting system of the significant and protected tree to the south east of the entrance (It is within the Root Protection Area), so it will be necessary to condition an arboricultural method statement to cover work in this area.

Therefore, subject to the Landscape Team being satisfied with the replacement tree planting, we raise no arboricultural objection with the following condition requested:

No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the Local Planning Authority. The approved documents must be adhered to in full, 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.