

F/25/99418 - 49 BISHOPSTOKE ROAD, BISHOPSTOKE

01/10/2025

Dear Gary,

The following should be read in conjunction with our previous comments (below).

We have now reviewed the submitted arboricultural information and are broadly satisfied with the proposal in terms of the position/construction of the structure. However, we remain cautious about the installation of the driveway and to future pressures. The following points should be noted.

- We have concerns for post-occupancy dominance and shading from the trees. The trees would dominate the site and shade a significant proportion of any recreational space. This would elevate the post-development pressure to prune or remove the trees.
- We have concerns that pinch points will lead to a pressure to extend the hard standing to the west over time, which may be done under PD.
- We have concerns that the single parking space under the canopy of T1 will result in post-development pressure to prune or remove the tree, especially given the species characteristics of the tree.

17/06/2025

Dear Gary,

The site has a significant linear tree feature on the western boundary, adjacent to the river Itchen. These trees are subject to a Tree Preservation Order and also lie within the Conservation Area. They provide high levels of visual amenity, and are critical in the landscape of the Itchen and to the character of the conservation area.

Whilst arboricultural information has been provided, it relates to the previous scheme (F/22/94046), which was refused and the appeal dismissed. We cannot, therefore, use it to assess the impact of these proposals.

As such, we currently raise a holding objection do to the lack of arboricultural information. As it stands, the applicant has not demonstrated that the proposal can be enacted without significant harm to the amenity and character of the conservation area in relation to trees. The proposal is contrary to policy DM1 and information and guidance provided in the Trees and Development SPD.