

10th Itchen (West End) Scout Group

Planning, Design and Access Statement

Proposed Single-Storey Outbuilding, Installation of a Community Defibrillator,
Felling of One Tree, Replacement Tree Planting and Ancillary Works

December 2025



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1.0 Introduction

Scouts

- 1.1 The Scout Association is the UK's biggest mixed youth organisation with nearly 550,000 members. We change lives by offering young people aged 4 to 25 fun and challenging activities, unique experiences, everyday adventure and the chance to help others so that we make a positive impact in communities.
- 1.2 Scouts helps children and young adults reach their full potential. Scouts develop skills including teamwork, time management, leadership, initiative, planning, communication, self-motivation, cultural awareness and commitment. We help young people to get jobs, save lives and even change the world.
- 1.3 Crucially, Scouts helps build resilience in children that better equips them for their life ahead at a time when less digital forms of play and adventure are now more important than ever before.



Scouts is a fantastic blend of traditional and modern adventures, with friendship being a key component

10th Itchen (West End) Scout Group

- 1.4 From our base in Elizabeth Close, the 10th Itchen (West End) Scout Group works in line with our charitable purpose to develop young people's physical, emotional, intellectual, social, and spiritual potential. We are a charity, a not-for-profit organisation, we are registered with the UK Charity Commission, no. 279036.
- 1.5 Our amazing team of volunteers give up their time so freely; which is why we can offer such amazing adventures for such low and inclusive prices; making our programme available to all, including those from less well-off backgrounds.
- 1.6 Scouting in West End dates back to 1910 when a Patrol of Scouts known then as "9th Southampton" met in a hut in the grounds of the Vicarage just a few metres from where our Scout Hall stands today. This Patrol was disbanded in 1921 when their accommodation was no longer available. A Scout Group was formed again in the grounds of the Vicarage in March 1929.

- 1.7 The Church had plans in the late 1970s to construct a new Vicarage, to convert the former Vicarage to accommodation for persons aged over 55 and construct a small cul-de-sac of dwellings. As part of this, and to help secure our Scout Group's future, the Church very kindly gifted some land to the 10th and our Trustees at that time raised substantial funds to enable the construction of the Scout Hall. Our Hall was officially opened on 19th March 1981, and has been a fantastic home for our Group for nearly 45 years.
- 1.8 The world was very different in 1981, and Scouts is very different today. We need to invest in our building and adapt the adventure we provide today to meet the specific needs of our Members in 2026 and beyond.
- 1.9 Today, our Group provides fun, friendship, adventure and skills for life to children and adults in five dedicated age specific 'Sections' to ensure that the adventure is tailored to their needs and keeps stepping up to the next level.

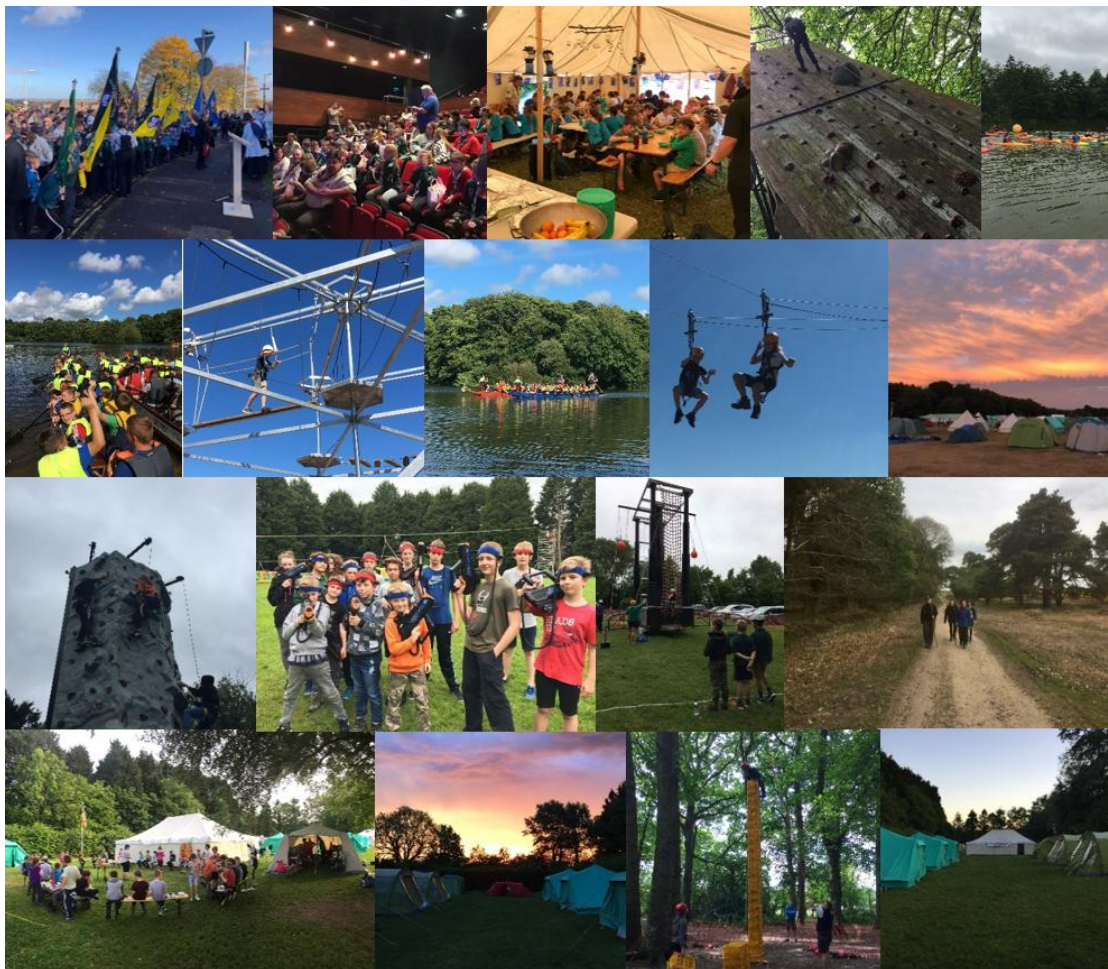
 Squirrels	 BEAVERS	 cubs	 Scouts	 EXPLORERS
4-6 years	6-8 years	8-10½ years	10½-14 years	14-18 years
Growing and learning through games and activities	Make friends and try new indoor and outdoor activities	Learn practical skills while having adventures with friends	Build confidence, resilience and a sense of adventure	Take the lead, work together, and embrace new experiences

- 1.10 Our Members continue to enjoy a very wide range of activities, from regular evening activities, to night hikes, to weekend expeditions (including the Duke of Edinburgh's Award Scheme for those over 14) weekend camps and week-long summer camps.
- 1.11 Activities and challenges are varied and include climbing, caving, rafting, archery, sailing, canoeing, dragon boating, cooking, DIY, life skills, map reading, first aid, fire safety, day trips, pioneering, zip lining, bowling, pantomime visit, tomahawk throwing, crate stack etc... the list could go on.
- 1.12 Scouts also take part in many thoughtful and respectful activities as part of our balanced programme, and these range from acts of Remembrance, celebrating our Patron Saint, carrying out community service, exploring all faiths and making contacts with Scouts all around the world to foster inclusivity and a deeper understanding of global issues.
- 1.13 Right now, our Membership is as follows:
- 12 Squirrels – who meet on Mondays
 - 23 Beavers – who meet on Tuesdays
 - 30 Cubs – who meet on Thursdays
 - 34 Scouts – who meet on Fridays
 - 28 Explorers – who meet on Mondays

127 Members in total

- 1.14 We therefore provide invaluable experiences to nearly 130 young people from West End. A few photographs showing some of our recent activities and events are provided overleaf.

- 1.15 In addition, our Hall is also used on Wednesday evenings by the 2nd West End Brownies.



A few photographs of some of our recent adventures

Planning Application Proposals

- 1.15 The description of development for which full planning permission is sought is as follows:

“Fell 1 x Common Lime tree, erection of a single-storey timber outbuilding, replacement of a section of boundary fencing to the east side of our main gates, installation of an automatic external defibrillator community box, replacement tree planting and ecological mitigation (NB development affects a tree protected by a Tree Preservation Order)”.

- 1.16 The proposed development is described in detail in Section 5 of this Statement.

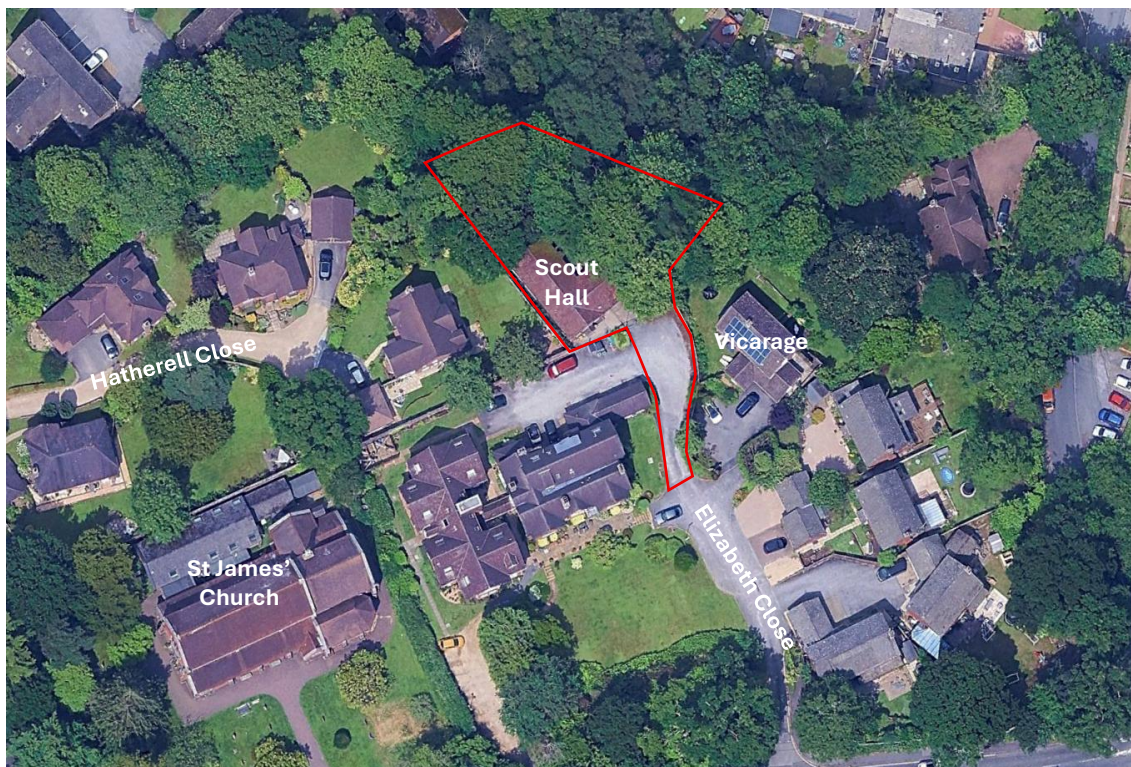
- 1.17 In preparing these planning application proposals, we have appointed specialist sub-consultants as required, including Digital Terrain Surveys to carry out a topographical survey, CBA trees to prepare a tree survey and Ecology Works to carry out an ecological survey and to advise on Biodiversity Net Gain and ecological enhancements.



- 1.14 This Planning, Design and Access Statement has been prepared by Daniel Wiseman the Group Lead Volunteer at the 10th Itchen (West End) Scout Group.
- 1.15 In addition to volunteering, Daniel is a Senior Director at Gillings Planning and Chartered Town Planner with over 25 years of planning experience in both the public and private sectors.
- 1.16 Daniel lives in West End, and has been a volunteer at the Scout Group for over 18 years. He therefore knows the site well, and knows the Borough well having worked on several planning projects in the Borough over the years including the preparation of a development brief for the Council for Hatch Farm in West End and leading on a Reserved Matters application for 889 dwellings and associated infrastructure at Boorley Green. Daniel therefore has a good understanding of the Council's planning policy and development management processes.

2.0 The Site and Its Surroundings

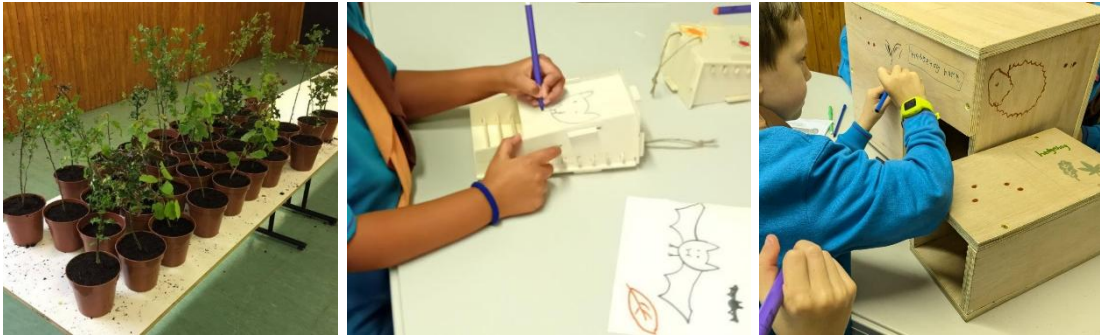
- 2.1 The 10th Itchen (West End) Scout Group owns and maintains its Scout Hall and grounds which can be found at the far end of Elizabeth Close, a short cul-de-sac in West End located to the east of St James' Church and accessed off West End Road.
- 2.2 Our Hall was built at the top of a steep bank on an area of land that was deemed to be unsuitable for housing. The Vicarage of St James' Church is located adjacent to the east, the former Vicarage (extended and converted in the 1980s) to apartments for persons aged over 55 is located to the south. Dwellings constructed on the former church tennis courts are located to the west. The homes and apartments off September Close and Runnymede are located to the north.



Aerial Photograph Showing the Scout Hall in its Context and the Application Site Outlined in Red

- 2.3 Our Scout Hall comprises a small entrance foyer that leads to a large hall space, a small kitchen, a small office, toilets and an accessible toilet. A further small lobby off the hall contains cupboards, tables and chairs and leads to a larger store where a considerable amount of equipment for activities and camping is stored.
- 2.4 Our grounds are essential to our Group, they enable us to run our balanced programme of activities. Our grounds contain essential space where we run our activities, such as team building games and activities such as bushcraft, axe skills, fire lighting and cooking on open fires.
- 2.5 With the exception of a very small area of concrete hardstanding to the front, which leads to the front door, our external areas are situated entirely beneath the canopies of mature trees. We are lucky to have such an amazing space, and as Scouts we take great care of it. From planting up, nurturing and planting Woodland Trust native

tree packs, to building bat boxes, bug hotels and hedgehog houses; our Members take an active part in the care of our grounds.



Native trees planted in our grounds, bat boxes and hedgehog houses built and installed

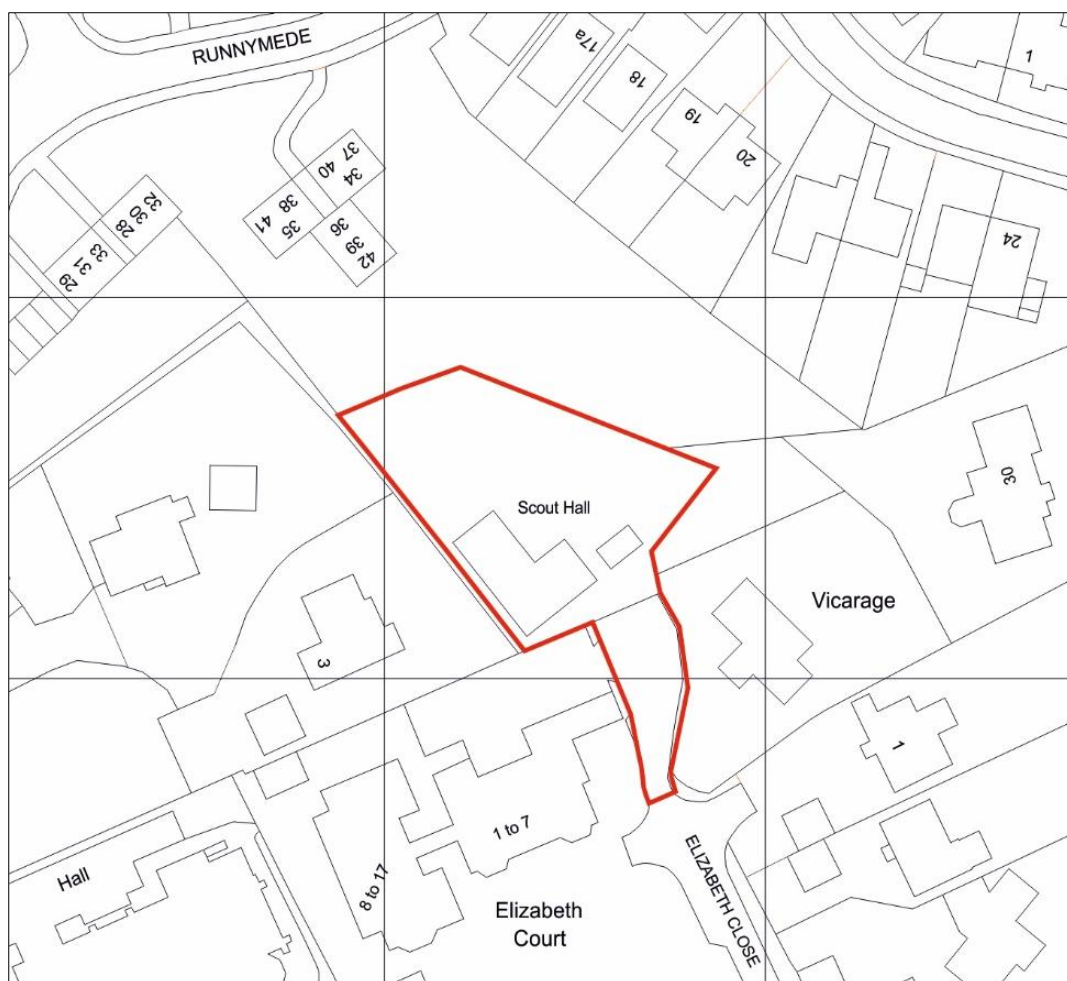
- 2.6 Our grounds also contain a brick bbq that is the centrepiece of our Annual General Meetings, our 'Gloaming' which is a small amphitheatre/fire circle, and two large cages where we store compressed gas when it is not in use for camping because it cannot be stored within our building or outbuilding.
- 2.7 Our grounds also include an existing steel framed, aluminium clad, single-storey detached outbuilding. Erected in 1984, this outbuilding provides us with essential storage for bulky and non-perishable camping equipment, including tables, benches, tarpaulins, pegs etc.
- 2.8 The detached outbuilding can be seen in the photograph below and is shown clearly on the extract of the Site Location Plan provided overleaf.



Our Scout Hall as viewed from our car park



The outbuilding located adjacent to our Hall



Extract of the Site Location Plan Showing Scout Hall in its Context and Application Site Outlined in Red

- 2.9 Our Scout Hall is located in a secluded location, tucked away at the far end of Elizabeth Close and behind Elizabeth Court, this being the former Vicarage. We are located close to, but visually separated from St James Church, a Grade II Listed Building.
- 2.10 There are no other listed buildings within the locality, and the site is not a conservation area. The trees within our grounds however are protected by a Group Tree Preservation Order.
- 2.11 Apartments 8 to 17 Elizabeth Court are located within an apartment block which is 2.5 storeys in height and provides a visual screen between the Church and our Scout Hall.
- 2.12 Elizabeth Close is an adopted highway, but despite this, we encourage all parents who bring Members to our Hall to park and stride from the public car park off West End Road to the front of the Church.
- 2.13 We provide secure cycle parking to the rear of our Hall, and this is frequently used by Scouts and Explorers who bring themselves to our Hall.



Photograph showing our front gates as viewed from our car park

3.0 Planning Policy Context

- 3.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications be made with regard to the Development Plan, unless material considerations indicate otherwise.
- 3.2 This is reiterated at paragraph 48 of the National Planning Policy Framework (NPPF), which also makes it clear that the NPPF is a material consideration in decision making.
- 3.3 The main planning policy considerations pertinent to the proposed development are considered below.

The Development Plan

- 3.4 The site is situated within the administrative area of Eastleigh Borough Council. The Development Plan for the Borough of Eastleigh includes the Eastleigh Borough Local Plan (2016 – 2036) adopted in April 2022. The Council are also in the process of preparing a Local Plan Review; but currently, this remains at issues and options stage and so only very limited weight can be attached to it.

Eastleigh Borough Local Plan (2016-2036)

Policy DM1

- 3.5 Policy DM1 entitled 'General Criteria for New Development' provides a list of criteria for various development types and those parts relevant to the planning application proposals state that "All new development (as relevant) should:
 - a. not have an unacceptable impact on, and where possible should enhance:
 - i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;
 - ii. biodiversity (avoiding significant adverse impacts); and
 - iii. the significance of heritage assets;
 - b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;
 - c. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views;
 - d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);

- e. include a landscape scheme covering the design and layout of external space;
- g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;
- h. incorporate provision for people with disabilities and create accessible communities that cater for all; and
- i. incorporate design measures to inhibit criminal and anti-social behaviour; j. incorporate provision for on-site waste management.

Design Response

3.6 In response to these policy tests, Section 5 of this Statement confirms that:

- the application proposals will not give rise to any harmful impacts to the residential amenities enjoyed by our neighbours;
- the proposals will have no adverse impacts on the character of the area;
- biodiversity enhancements are proposed;
- that the significance of the listed St James Church and its setting are unaffected by the application proposals;
- makes an efficient use of the site maximising opportunities for children of West End;
- the proposals have taken full account of the site's context and character, and the development is of high quality and will be well suited to and compatible with the adjoining uses in terms of its limited mass, small scale, attractive materials, layout, low density, design and careful siting;
- although one tree would be felled, it is not an irreplaceable asset, it is proposed to be replaced and furthermore the tree has been fully assessed by a specialist and noted to be in decline and failing;
- no priority habitats would be harmed;
- the proposals include new landscape features including a rain garden, a replacement feature tree (an oak grown from a West End acorn) and further trees elsewhere in the ground with ongoing maintenance and management;
- that the proposals are specifically accessible and designed to help those with specific social, emotional and mental health needs;
- that the siting of the outbuilding is prominently sited as to prevent anti-social and criminal behaviour.

3.7 Additional supporting text at paragraph 5.7 advises that "The Planning Statement should also explain and justify the removal of site assets such as landscape features and propose suitable mitigation for their loss. In the case of trees, a new Trees SPD will set out the detailed requirements for trees within development sites, which should be retained wherever possible. Where this is not possible, it will provide guidance on the suitable mitigation required. Where trees may be adversely affected by the proposed development, the Council will require the applicant to submit a tree survey in accordance with the methodology set out in BS5837:2012 'Trees in relation to design, demolition and construction – recommendations' and an Arboricultural Impact Assessment and method statement. The Council may make a Tree Preservation Order covering trees on the site to prevent the loss of trees during the planning process. Trees having a high arboricultural or landscape value should not be removed unless:

- the benefits of the development clearly outweigh the value of the tree;
- the loss of the tree is unavoidable; and
- suitable new trees can be planted to replace any tree removed.

Design Response

- 3.8 In response to these three key bullet points, Section 5 of this Statement demonstrates that there are substantial planning benefits arising from the planning application proposals that outweigh the value of the failing tree, and demonstrate that all other options have been explored to avoid the tree removal; therefore the loss of the tree is unavoidable. Furthermore, suitable trees are proposed to be planted to replace the tree to be removed.

Policy DM3

- 3.9 Policy DM3 entitled 'Adaptation to Climate Change' states that "all development should be designed to adapt to the predicted climate change impacts for the Borough" and those parts that are considered relevant to the planning application proposals state that development should seek to "reduce the potential impacts of surface water flooding" and "include a cooling strategy".

Design Response

- 3.10 The proposed development incorporates a rain garden to ensure that the run-off from the proposed outbuilding's roof mimics the natural run-off rates. With regards to cooling, the outbuilding would typically only be used in the evenings when Sections meet and temperatures are cooler, the outbuilding would not be used if the weather is too warm, and instead our external spaces would be used. The proposed outbuilding does not need artificial or mechanical cooling.

Policy DM6

- 3.11 The parts of Policy DM6 entitled 'Sustainable surface water management and watercourse management' that are relevant to the planning application proposals state:
1. New development will only be permitted if it incorporates Sustainable Drainage Systems (SuDS) and wherever feasible, naturalised filtration should be included within the treatment train.
 2. In order to reduce flooding and maintain water quality (in accordance with DM8) SuDS schemes should:
 - be designed and monitored in accordance with the CIRIA C753 SuDs Manual or equivalent national or local guidance, noting that all receiving waters in the Borough should be classified as protected waters;
 - manage surface water runoff as close to its source as possible;
 - include clear arrangements for their whole life management and maintenance.

Design Response

- 3.12 The proposed outbuilding incorporates guttering leading to a rain garden to ensure that the run-off from the proposed outbuilding's roof is dealt with at source, and mimics the natural run-off rate; full details, including ongoing maintenance of the rain garden are set out in Section 5 of this Statement.

Policy DM11

- 3.13 Parts of Policy DM11 entitled 'Nature conservation' that are relevant to these planning application proposals state that "The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:
- a. protect, conserve and enhance all:
 - i. international, national and local nature conservation designations; and
 - ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character; and facilitate their adaptation to climate change wherever possible;
 - b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs); and
 - c. seek a net gain of biodiversity on all development sites through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils."

Design Response

- 3.14 In response we can confirm that no part of the planning application site is the subject of any international, national or local nature conservation designations. Furthermore, advice that we have received from ecologists confirms that the loss of a single tree that is already in decline will not compromise the overall biological integrity or quality of the woodland that it forms a very small part of. Advice from ecologists nevertheless suggests that the planning application proposals include some compensatory bat roost habitat, and full details are set out in Section 5 of this Statement.

Policy DM36

- 3.15 Policy DM36 entitled 'Community, Leisure and Cultural Facilities' states relates to "The development of new community, cultural and leisure facilities and extensions to existing facilities" and states (at Part 2) that "Proposals for such facilities within the urban edge but outside these centres will need to demonstrate that:
- a. they are readily accessible to the communities they are intended to serve by a variety of modes of transport;
 - b. there is no adverse impact on existing and proposed centres; and

- c. there are no suitable, viable and available sites within an existing centre or edge of centre location.”

Design Response

- 3.16 In response we consider that this policy only applies to proposals for new or extended community facilities, and our planning application proposals do not seek to extend our existing operation in any way, they would merely allow us to provide a specific form of workspace to help our existing members that have social, emotional and mental health (SEMH) requirements.

4.0 Planning History and Ownership

Applications Relating to our Scout Hall

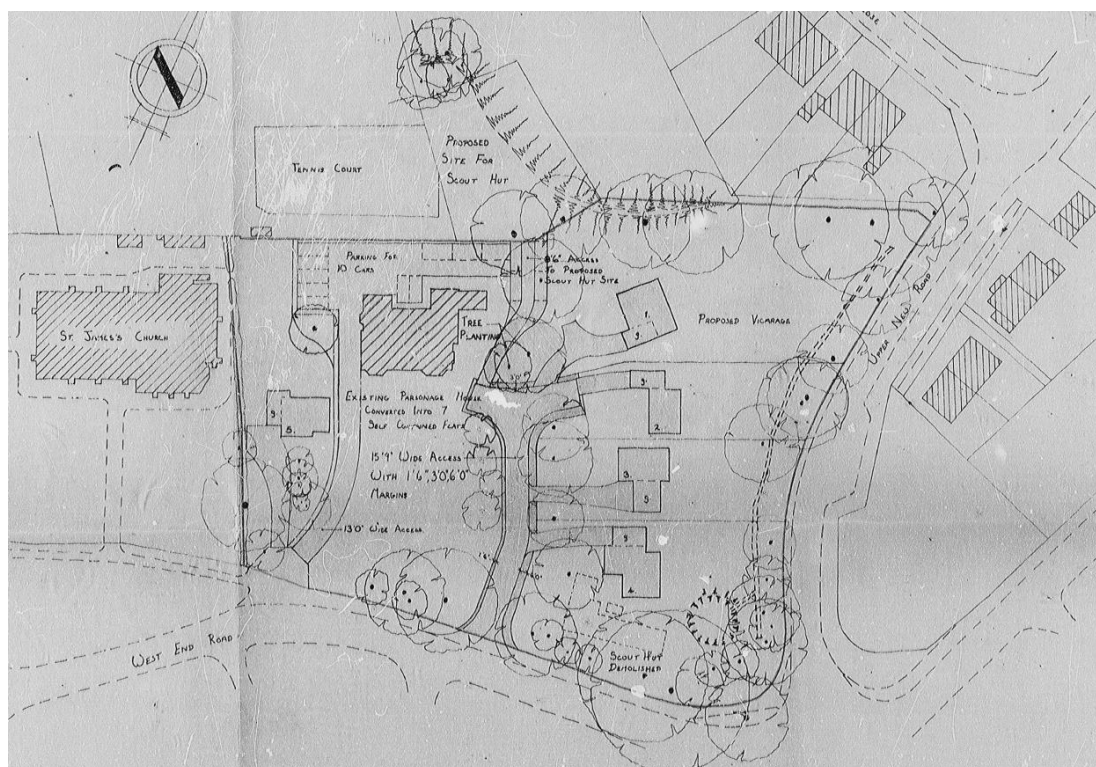
- 4.1 There is very little planning history relating to our Scout Hall, and only one application of direct relevance; this being an application for tree works.
- 4.2 An application for tree works was submitted on 29th October 2015 that sought consent to “Remove 2 no. lowest branches to 1 no. Lime, reduce long limb by up to 2m to 1 no. Oak and fell 1 no. Birch”. The tree works were consented on 24th December 2015 under reference T/15/77476.
- 4.3 The Lime tree affected by the above application is the same Lime tree affected by these planning application proposals that this report relates. The two lower limbs needed to be removed because they had grown heavy, had drooped and were causing damage to the roof of our Scout Hall. The works to the Oak were required because they were overhanging our neighbour’s garden and were deemed unsafe. The works to the Birch related to a tree that had fallen over, was leaning against another tree and was decaying. An additional consent was granted to fell a dead Beech tree.
- 4.4 These tree works were completed in accordance with the conditions attached to the consent, except works to the Beech. In order to provide good ecological habitat, it was decided that the main stem of the dead Beech tree would be retained as standing deadwood. We are pleased that it has worked, and we can advise that Great Spotted Woodpeckers have been using the deadwood as can be seen in the photo below. Nuthatches have also been seen stashing food in the deadwood. We also see Stag Beetles every year. The deadwood is monitored by arboriculturists, and when the time is right, we will clear the deadwood and replace the tree with a Beech tree in the same location. The standing deadwood Beech is shown in the photograph below.



The standing deadwood Beech tree with woodpecker nest at the top

Historic Records

- 4.5 A search of the historic planning records helps to confirm the relationship between St James' Church, its former Vicarage, its new Vicarage, the apartments in Elizabeth Court and the houses on Elizabeth Close.
- 4.6 An excerpt of the approved plan is shown below; and it is clear that the intention at that time was for Elizabeth Court to have its own vehicular access directly off West End Road utilising the former access to the former Vicarage. The Scout Hall was to have its own access off the newly formed Elizabeth Close.



Excerpt of the original plans for the Elizabeth Close development dated September 1978

- 4.7 We note however that the apartment block to the east of the Church and to the west of the former Vicarage has been built in a different location, and a car park has instead been laid out to the front of Elizabeth Court.
- 4.8 There are however a small number of vehicle parking spaces and bin stores located behind Elizabeth Court used and shared by the residents of Elizabeth Court. These rear parking spaces and bins are accessed over land belonging to the Scout Group.

Ownership of our Scout Hall

- 4.9 Our Scout Hall, our grounds and our car park are owned by us, the 10th Itchen (West End) Scout Group. We hold the freehold but because of our charity status, the ownership is held in Trust by the Scout Association Trust Corporation on our behalf.

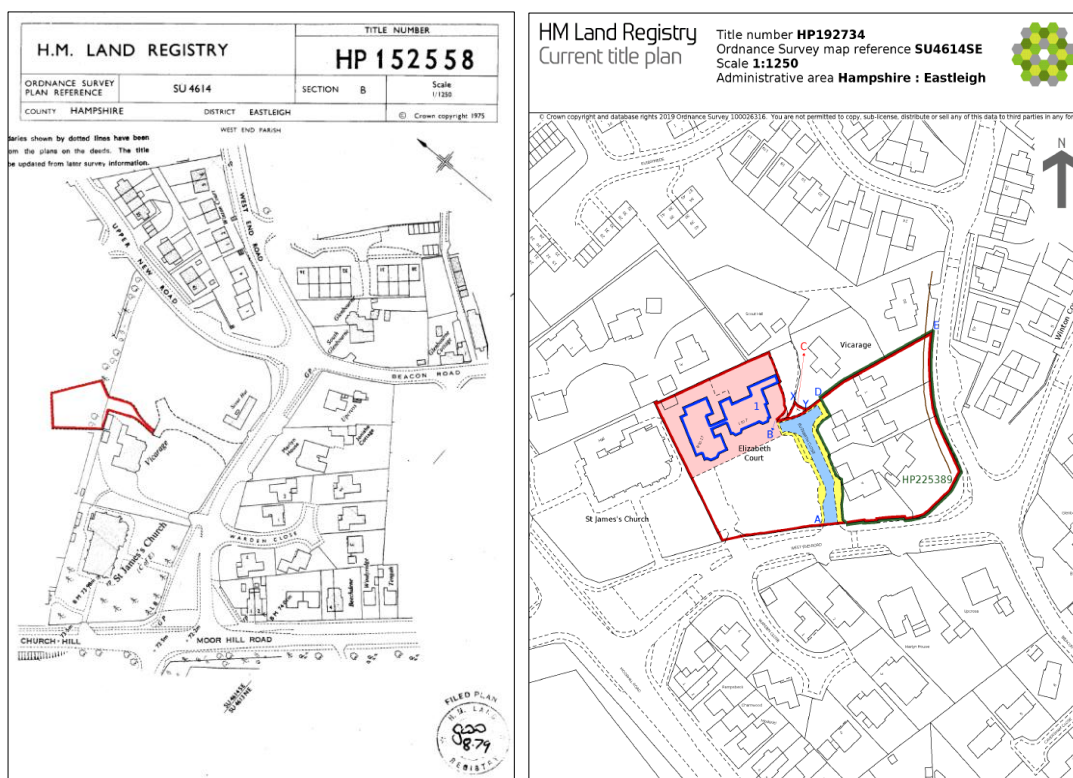
The Scout Association Trust Corporation (SATC)

- 4.10 The SATC was created in 1935 as a company limited by guarantee and authorised to hold title to land on behalf of The Scout Association's Scout Groups. The SATC holds title to freehold and leasehold interests in land as 'Custodian Trustee' on behalf

of Scout Groups, which means that it has an important but also limited role as it cannot, by law, have any responsibility for the managing the Scout Unit or its land. This remains the responsibility of the Group's Trustee Board.

Why is Ownership Important

- 4.11 Ownership is important because we need to confirm that members of the public will be able to access the proposed automatic external defibrillator (AED).
- 4.12 The AED will be mounted on the side of our fence facing our car park and facing towards Elizabeth Close, but it will over-sail our own land and can be accessed readily by members of the public.
- 4.13 In order to check ownership, we have purchased copies of the official HM Land Registry Title Deeds of Elizabeth Court from HM Land Registry to confirm. Extracts of our Title Deeds and the Title Deeds of Elizabeth Court are shared below.
- 4.14 Records confirm that we own the land to the front of our gates all the way down to Elizabeth Close which is a publicly adopted highway.
- 4.15 The AED will not impact the use of our car park, nor will it interfere with the unofficial access that residents of Elizabeth Court currently utilise at our discretion and at their own risk.



Excerpts of the HM Land Registry Title Deed Plans for our Scout Hall and Elizabeth Court

5.0 The Proposed Development

5.1 Our planning application proposals comprise six interrelated elements, namely:

- 1) The felling of one Common Lime tree situated at the front of our Scout Hall.
- 2) The construction of a single-storey outbuilding to provide a quiet working breakout space for children with Special Educational Needs (SEN) and/or Social, Emotional and Mental Health Needs (SEMH).
- 3) The replacement of a section of fencing to the front of our Scout Hall.
- 4) The installation of an Automatic External Defibrillator (AED) in our car park, on the public side of the new section of fence referred to above so it can be accessed by the local community.
- 5) The planting of a replacement feature Oak tree adjacent to the new outbuilding.
- 6) The planting of additional replacement trees and ecological and biodiversity enhancements within our grounds.

5.2 These six interrelated elements are described in detail below.

Felling of the Common Lime Tree

5.3 In order to make space to accommodate the proposed outbuilding, and because we have no other options (as set out in detail at Section 6 of this Statement), we need to fell one Common Lime tree. The Common Lime tree, is covered by a Group Tree Preservation Order.

5.4 We have not taken this decision lightly, and our decision to seek permission to fell the tree is based on the fact that we have explored all other options, we need the outbuilding (for reasons set out shortly) and we note the poor quality and declining condition of the tree.

5.5 We appointed CBA Trees in November 2023 to assess the health of all the key trees in our grounds as part of our due diligence. Their report is submitted with this planning application.

5.6 CBA Trees carried out a detailed tree survey in accordance with the recommendations of British Standards 5837:2012 and current arboricultural best practice. CBA Trees grade trees into four main categories where 'U' is a tree in such a poor or dangerous condition that it cannot normally be retained, where 'A' is a tree of high-quality tree, 'B' is a tree of moderate quality and 'C' is a tree of only low quality.

5.7 CBA Trees also use sub-categories to determine if a tree has arboricultural, landscape and/or cultural value. The full table of categories is shared below.

Category U			
Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality		
Category A	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values
Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands, of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are down-graded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation value or other cultural value
Category C	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

Tree Grading assessment sheet taken from the Tree Survey report prepared by CBA Trees.

5.8 CBA Trees confirm that the Common Lime tree we wish to fell is a Grade ‘C1 + 2’ tree and provided the following observations:

- It is of only ‘Fair’ structural condition.
- Basal suckers are prevalent at the base.
- Old pruning wounds on the trunk are occluding.
- The Crown shape is distorted due to group pressure.
- The tree is weighted to the south.
- There is epicormic growth on the trunk and in the crown.
- There is Mistletoe in the crown.
- There is major deadwood in the crown.
- The tree appears to be in decline.
- The tree has an estimated life expectancy of only 10+ years.

5.9 CBA Trees have therefore categorised the tree as a “tree of low quality” and despite it having some arboricultural and landscape values it has no material conservation or other cultural values. Essentially, the tree is an “unremarkable tree or very limited merit”, and it is shown to be in decline. In our opinion the existing low quality coupled with the continued decline of the tree will lead to it eventually failing, and having to be removed anyway. We are however proposing replacement tree planting now.

5.10 The photographs below show the Common Lime with its heavily one-sided growth, the dieback at the top of the main stem, the spreading clusters of Mistletoe and show how it is viewed from Elizabeth close with the dense tree’d backdrop behind it.



The Common Lime viewed from our car park with its impressive woodland backdrop



The Common Lime's one-sided growth and dieback visible at the top of the main stem

- 5.10 The topographical survey carried out shows that the tree is a slight outlier from a group of trees that form a small woodland. It is our opinion that the Common Lime makes only a limited contribution to the woodland and the Group Tree Preservation Order that covers it.
- 5.11 The tree, which is shielded from views by the woodland itself from the north is only viewed from a small area of Elizabeth Close, and even from this vantage point, it is viewed with a dense tree'd backdrop; as such, its removal will not be overly noticeable in the streetscene. The view from Elizabeth Close will still comprise a woodland.
- 5.12 Furthermore, the view from Elizabeth Close also includes a tree planted in the foreground. The photograph below shows how the Common Lime is obscured from view from Elizabeth close by a tall evergreen conifer that is planted within the front garden of the Vicarage.
- 5.13 We feel that we have exhausted all other options, and we feel we have no choice but to ask permission to fell the deteriorating lime tree. We fully understand that it is a tree protected by a Tree Preservation Order, hence why we have sought professional advice from arboriculturists CBA Trees.



The Lime tree is obscured by a tall evergreen conifer in the front garden of the Vicarage

Construction of a Single-Storey Outbuilding

- 5.14 We are an inclusive organisation, and we do not discriminate. We admit Members based on the number of days they have been on our waiting list, and their address – with a bias towards residents of West End to ensure that our Members do not travel from afar, giving the best opportunities for sustainable travel including walking, cycling and car sharing.
- 5.15 In this post Covid-era over the last five years, we have experienced a steep increase in the number of our Members that have diagnosed Social, Emotional, and Mental Health (SEMH) needs and/or Special Educational Needs (SEN). Conditions presented include anxiety, autism, attention-deficit/hyperactivity disorder (ADHD) and anger behaviours.
- 5.16 Our experience resonates with the national trend, whereby over 350,000 children in England identified with SEMH needs in 2025, and this figure continues to climb.
- 5.17 This rise is linked to children struggling with anxiety, aggression, and school avoidance, often in conjunction with other conditions like autism or communication differences. Simultaneously, the number of pupils in England receiving support for special educational needs (SEN) has risen significantly, with the number of those with an Education, Health and Care (EHC) plan more than doubling since 2016. Data from the ONS and DfE shows:
 - **Specific SEMH trends:** In England, a projected 350,000+ children have SEMH needs, a number that is still increasing.

- **Manifestations of SEMH:** These struggles are seen through symptoms like anxiety, aggression, and school avoidance, which can lead to children feeling drained and dysregulated.
- **Associated conditions:** SEMH often exists alongside other conditions, such as autism, communication differences, and specific learning needs.
- **Overall SEN increase:** There is a broader upward trend in the number of children with SEN. The number of pupils with an EHC plan has doubled since 2016, and those with SEN support has increased by almost 30% in the same period.
- **Worsening prognosis:** The increasing trend suggests a growing burden of emotional distress on children, impacting their ability to regulate and function.

- 5.18 At Scouts, and through all our age specific sections, we aim to help build resilience amongst our Members but we do so in a way that reflects their best needs, as part of their Scouting journey. We help provide a digital detox, a safe place, a place they choose to come to, and a place with a balanced mix of activities with a bias towards the outdoors. We help build confidence and skills from age 4, often before they've started school, that equip them for school and for life beyond.
- 5.19 Over the years we have done what we can to make our Scout Hall as comfortable an environment as possible, including the installation of an acoustic ceiling, where the ceiling tiles have a porous texture that absorbs sound. This has made the hall quieter, but it is not enough.
- 5.20 We now need to go one stage further and we need a new space, we need a quiet breakout space where a small group of children can complete some tasks in a quieter, calmer and less stimulating environment, away from the main hall, still under supervision of course. At the same time, having additional space means that the main hall will also be a little less busy and a little quieter. The outbuilding would therefore benefit all our Members, but it does primarily help us cater for our Members with additional needs.
- 5.21 As a fully inclusive organisation, we often adapt what we do, and regularly do things differently for parts of an evening. We often break our Members into small working Groups, such as the Explorer 'Teams', the Scout 'Patrols', the Cub 'Sixes', the Beaver 'Lodges' and the Squirrel 'Nests' and in summer months, they can often work outside in a calmer quieter space.
- 5.22 During the winter months this is not always possible. Winters are getting wetter, and the outbuilding will help us adapt our Programme in winter.
- 5.23 The location of the outbuilding means it can be accessed easily from the existing concrete hardstanding that is located to the front of the site chosen, providing good connectivity to the main Hall via our front door, but also providing a feeling of separation at the same time. The location of the proposed outbuilding is shown overleaf.



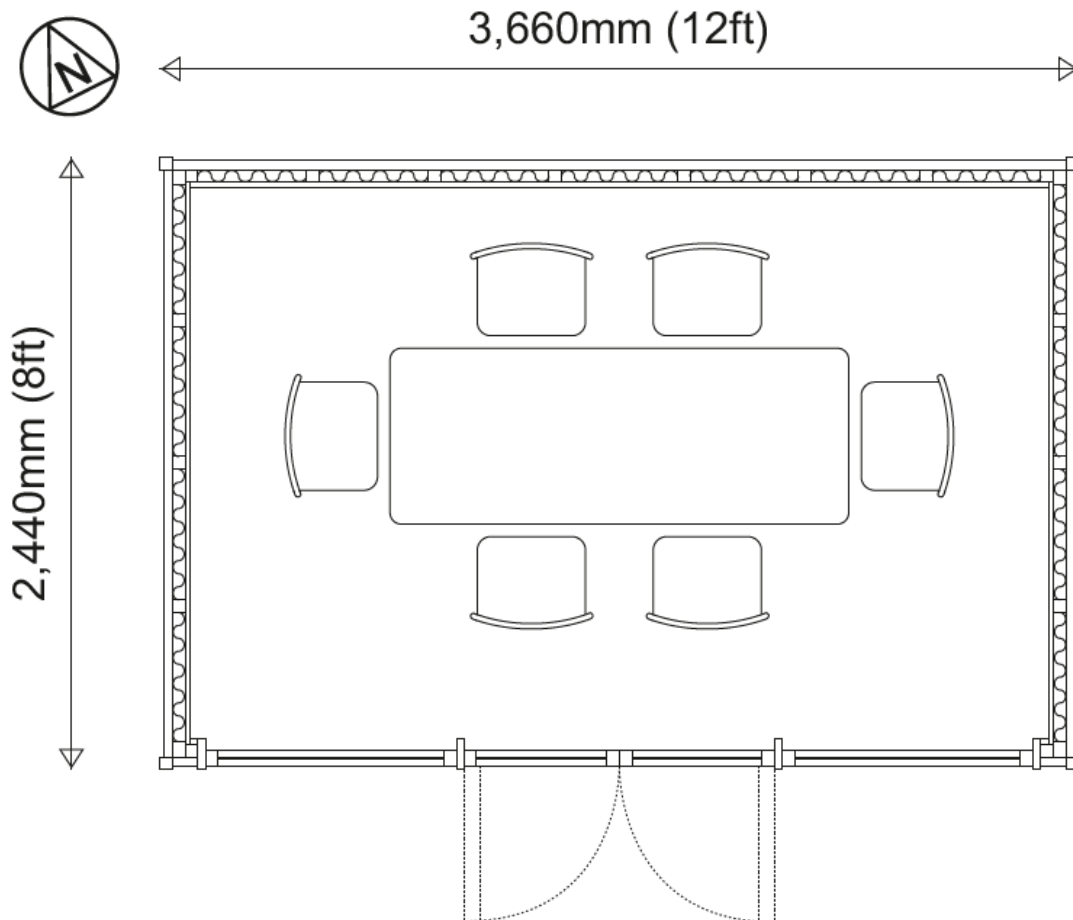
Excerpt of the Proposed Site Layout Plan showing the proposed outbuilding

Residential Amenities

- 5.24 The outbuilding would face into our site, towards our front door which is a space we supervise. We always do our best to be good neighbours to the residents of Elizabeth Court, The Vicarage and those who live on Elizabeth Close.
- 5.25 The outbuilding would face towards the bin store and rear car parking/service yard that serves Elizabeth Close and not towards any outside amenity area. The outbuilding faces away from the side garden area of The Vicarage and is located some 25 metres away from the patio space that serves it, but is not in direct line of site.
- 5.26 Notwithstanding the above, the proposed outbuilding will not be used for noisy games etc. and it is important to note that we do not meet during school holidays, and sometimes our Members enjoy activities away from our Scout Hall in local parks, and visits to activity centres etc. The level of use will not, in our view, lead to any harmful impacts to residential amenities.

Size

- 5.27 The outbuilding measures 3.66 x 2.44 metres (12 x 8ft) and would provide space for a table and chairs to allow our adult volunteers to work with a small group of children for the part of an evening when children have been put into small task groups.



Excerpt of the Proposed Site Layout Plan showing the proposed outbuilding

Appearance

- 5.28 We have deliberately chosen a single-storey outbuilding with a shallow monopitch roof, that will stand as a separate and detached outbuilding, with an extensive glazed frontage to allow good intervisibility and high levels of supervision; and also limit the need for artificial lighting to be required.
- 5.29 We have selected a timber framed, timber clad and insulated outbuilding so that sound and heat are easily contained within it. We have specified a thicker external cladding (19mm) and additional internal tongue and groove cladding with insulation in between these two layers. As such, sound and heat will be contained.
- 5.30 The timber outbuilding will have a felt and stone chip roof covering, and will be painted with a sage green paint to ensure it blends in with its surroundings. An illustration of the outbuilding is provided below.

Heating and Lighting

- 5.31 The outbuilding will be provided with electricity for heating and lighting. Heating and lighting will be controlled by a 'push button' so that it will only be used when the outbuilding is in use and cannot be left permanently on.
- 5.32 Lighting will be sufficient for the users but will be warm spectrum lighting to limit impacts on ecology. Notwithstanding, the outbuilding would only typically be used for part of an evening meeting, circa one, to one and a half hours per evening Monday to Friday. The glazing would face the gates which are already illuminated when the Scout Hall is in use.
- 5.33 Our Sections meet in the early evening which means that during the spring and summer months when bats are active, the outbuilding will not be in use after dusk; thereby there would be no impacts on bats.



Illustration of the chosen single-storey outbuilding

Replacement Fencing

- 5.34 The section of our front fence between our gate posts and the corner of our car park needs replacement, and if planning permission is granted, it would need to be removed to make it easier to fell the tree and construct the base for the annexe. It would therefore make sense to replace it after the works have been completed.
- 5.35 The existing fence comprises cranked concrete posts with chain link fencing and three strands of barbed wire on the top, it has a somewhat industrial appearance. Because we want to install an AED, we wish to erect a stronger suitable fence that the AED box can be affixed to securely.

- 5.36 We have chosen a fence with a better, less industrial and more residential appearance, we have selected 1.8m high bow top polyester powder coated railings in dark green. We feel these will better suit the character of the area and will in fact be a positive improvement. An illustration of the fencing is shown below.



Illustration of the replacement fencing selected

Automatic External Defibrillator

- 5.37 If our planning application is granted, we will be carrying out electrical works, including installing power in the new outbuilding. We will therefore be able to run a power supply easily to our boundary for the purposes of providing an AED that would be available for us and also for the local community.
- 5.38 A dedicated community box will be provided to give access to all, and a power supply fed to it because the box includes a low luminance light to allow it to be located quickly at night and ambient heating (set to a low level) to ensure that the battery in the AED remains charged, even in winter.



LifeVault Temperature Controlled AED Cabinet - Lockable

Product Code: H90054

Save for later

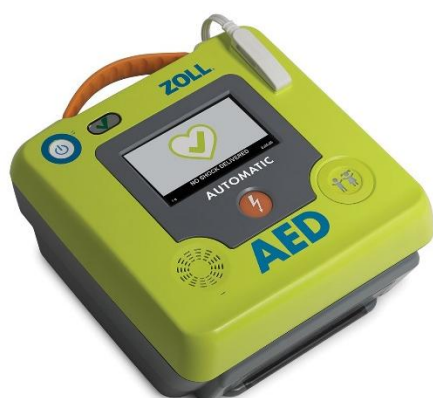
£650.00 £780.00 inc. VAT

About this product

- A lockable cabinet designed to store AEDs at an optimal storage temperature; to fit all current defibrillator models
- Energy-efficient double wall insulation, featuring an automatic heating and cooling system to maintain an optimal storage temperature
- Intelligent internal and external LED lighting to illuminate the cabinet in low-light conditions
- Vandal-proof construction with a keypad lock and an alarm that sounds when the door has been opened
- Weatherproof IP66 rating that makes the cabinet suitable for both indoor and outdoor installations.

Details of the proposed AED community box to be installed on our front fence

- 5.39 We have selected an AED that is suitable for use on children and adults and we commit to maintain it, to hold spare pads, spare battery and accessories because, whilst we hope it will never need to be used; when it is used it will need to be maintained for re-use.



ZOLL AED 3 Fully Automatic Defibrillator

Product Code: H41000

Save for later ♥

£1,305.00

£1,566.00 inc. VAT

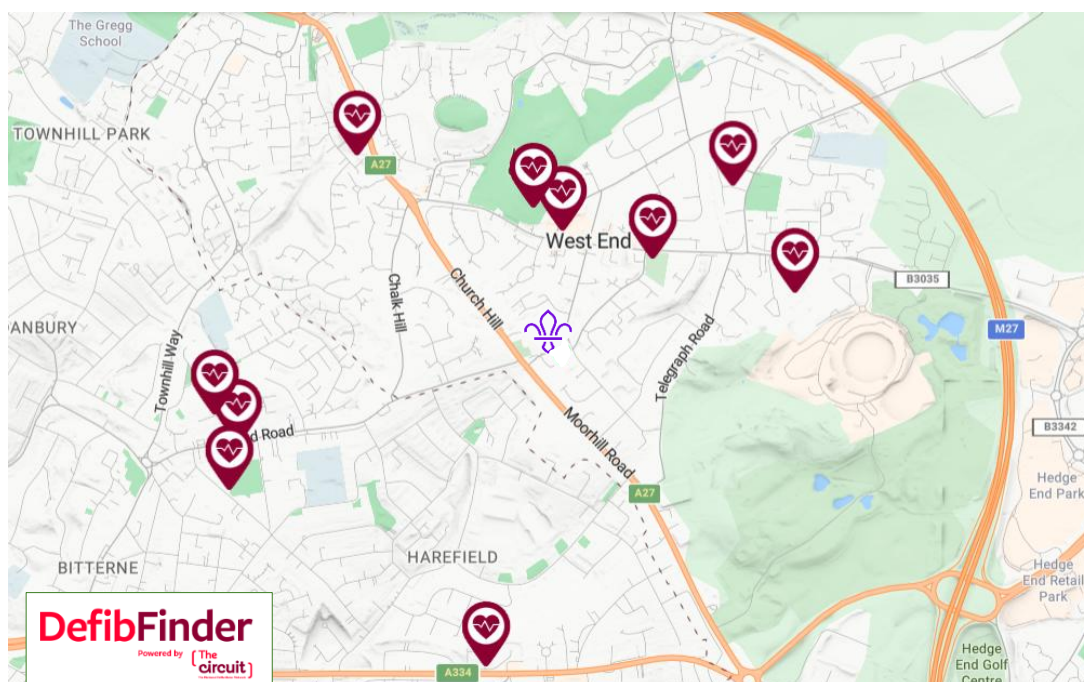
About this product

- Fully automatic defibrillator (AED) for treatment of Sudden Cardiac Arrest (SCA)
- Can be used upright or flat for best visibility
- Universal pad design means pads are suitable for adults and children
- Equipped with WiFi connectivity to link with PlusTrac AED programme management system to automatically update you with the readiness status of your device
- Includes one year free subscription to PlusTrac.

Image showing the Zoll fully automatic AED suitable for adults and children

Need for the AED

- 5.40 As a Scout Group we have nearly 130 Members aged between 4 and 18 and a team of nearly 30 adult volunteers who would benefit from the comfort of knowing that an AED is nearby.
- 5.41 That said, we could just buy an AED and keep it within our building, and save the costs of the community box, installing the power supply, the electricity usage for the light and heating and ongoing maintenance costs if it is used. We are deliberately seeking to locate the AED in a community box in a publicly accessible location so it can be used by the community in an identified gap in coverage. An extract of 'DefibFinder' is shown below, we have annotated it to show our Scout Hall as the Scout Logo in the cdentre. Existing AEDs are shown plotted by DefibFinder.



DefibFinder powered by The Circuit plots registered AEDs

- 5.42 The diagram above, shows that the nearest defibrillator is located some considerable distance away at The West End Brewery, down the steep Upper New Road, 520 metres away, a return trip of 1,040 metres. Even in a car, the time to collect an AED would be too great to try and save a life.
- 5.43 We will register the AED with 'The Circuit' – the national defibrillator network which maps defibrillators across the UK, connecting them directly and automatically to each ambulance service. The Circuit is backed by St John's Ambulance, the British Heart Foundation and the Resuscitation Council UK. As such, anyone who calls the emergency services and who needs an AED would be given the location of our AED and the code to open the box.
- 5.44 We would like to help fill this 'void' of AED provision by installing one in our car park so it can be accessed by all. We particularly want it to be available to our neighbours, and the congregation of the adjacent St James Church and the various organisations that use the Church Hall. We hope that it will never have to be used of course; but we hope it will be of some comfort to the community knowing it is there.

Replacement Tree Planting and Ecological Enhancements

- 5.45 When one of our former Group Lead Volunteers passed away in 2015, we set aside an oak that germinated that year, and we have potted it on and nurtured it. This locally sourced, locally grown oak tree (called 'Alan') is now 1.5 m tall, and will be planted as a new feature tree to the side of the new outbuilding.



A photo of 'Alan' taken in 2021, he is much taller now

- 5.46 We also propose to plant three additional trees within our grounds as successor trees, which would help mitigate the loss of the Common lime tree and help with long term woodland management.

Ecological and Biodiversity Enhancements

- 5.47 We have sought specialist advice from Frances King-Smith of Ecology Works who confirms that formal Biodiversity Net Gain (BNG) measures are not required for this development; because the proposed development is exempt from the mandatory BNG requirement as it falls beneath the de minimis threshold as less than 5 x 5m (i.e. 25m²) of vegetated habitat will be removed.
- 5.48 Notwithstanding the exemption from BNG requirements, Ecology Works do advise that we carry out some ecological enhancements, to ensure the proposed development will result in a net gain for biodiversity in line with the requirements of the NPPF.
- 5.49 In addition to the replacement tree planting that we intend to carry out, Ecology Works advise that we should install a bat box, two bird boxes and hedgehog nest box. We will be very happy to do so.
- 5.50 Ecology Works advise that no designated sites or protected species will be significantly impacted once these measures are in place, and the local planning authority can be assured that the proposal will be compliant with relevant legislation, the NPPF and policy DM11 of the Eastleigh Borough Local Plan (adopted April 2022).

Rain Garden

- 5.51 In addition to the above, and as part of our strategy for dealing with the run-off from the proposed outbuilding; we propose to construct a raised rain garden to the rear of the outbuilding.
- 5.52 The rain garden will run the entire length of the outbuilding with a width of 50cms. Guttering will flow into two downpipes, and these will flow into the raised planter.
- 5.53 The raised planter will be circa 20cm deep and formed from timber edging boards and will be lined with a fine membrane to capture silt. A 5cm layer of gravel will be laid on top of the membrane, followed by a 5cm layer of sub soil and 10cm of topsoil. This will provide a suitable medium for shade and drought tolerant UK native woodland sedges, rushes, grasses and ferns. The species choice will be made to ensure new and suitable habitat can be added to the woodland. We welcome a conversation with officers and would be happy with a suitably worded planning condition.
- 5.54 The rain garden will capture and slowly release rain via the perforated membrane beneath the gravel layer.
- 5.55 The rain garden will be added as an item on our Group's Risk Register within our Building Operating Manual ensuring it will be monitored termly and maintained annually, all overseen by our Groups' Board of Trustees.

6.0 Community Engagement and Pre-Application

- 6.1 In December 2021 we wrote to the residents of Elizabeth Court and Elizabeth Close to seek their views, and we received just one letter in reply from a resident of Elizabeth Court who was concerned that the outbuilding would mean we could allow more Members to be on site at any one time and as a result there could potentially be more cars coming and going. We have listened to those concerns, and we can confirm that we work to very strict adult volunteer to child ratios; and the proposed outbuilding is in no way designed to increase our capacity; merely help us diversify how we operate – as set out earlier in this Statement.
- 6.2 We wrote to the Parish Council in January 2022 to seek their views, and they kindly considered the matter at their meeting of their Planning and Transportation on 15th February 2022 and the minutes state *“Councillors agreed they could see no issue with the plans and would be happy for them to proceed with their application to seek planning permission”*.
- 6.3 We submitted a formal pre-application to Eastleigh Borough Council in April 2022, seeking advice on our proposals, the application was assigned reference Q/22/92835.
- 6.4 Officers asked us to consider and explore alternative options within any future planning application that might provide the space we need but allow for the tree to be retained. Officers also requested that any application should be supported by specialist tree advice and specialist ecology advice.
- 6.5 As a charity, we have had to use our funds wisely, and so it has taken us some time to commission the advice needed. This delay, however, has allowed us to have more time to monitor the health of the tree.

Consideration of Alternative Options

- 6.6 We have taken the pre-application advice on board and carried out an assessment of what we consider to be all other available options to avoid cutting down the lime tree, and we set out these options below.

Upwards Extension of the existing Scout Hall

- 6.7 This has always seemed like the most logical option until we explored it. Our Hall is constructed with footings that only support a single-storey construction, and the roof trusses are not designed to bear the weight of a floor. So, without expensive and complex underpinning and structural works we are unable to explore options to add an additional floor. Furthermore, as an inclusive organisation, and to accord with the Equality Act of 2010 we would need to provide a lift to any upper floor, and we simply do not have the space at ground level to sacrifice to accommodate a lift, nor the funds to afford it. This option is not economically viable.

Single Storey Extension of the Existing Hall

- 6.8 It is theoretically possible to construct a single-storey extension to our Hall; but there are only two spaces available adjacent to our hall, these being the small space to the side and a slightly larger space to the rear. These are important spaces for our external activities including games, fire lighting and cooking on open fires. These spaces are also situated beneath existing trees and located within the Tree Root Protection Zones (TRPZ) of substantial trees including oak and beech.

- 6.9 We have explored these options, and we are advised that foundations would need to be constructed to the same depth and tied in to the existing foundations. This would require substantial excavations in close proximity to the top of the clay bank, and this is also ill advised.
- 6.10 From an arboricultural perspective, these options would require construction within the TRPZs and would result in major harm to multiple trees. This option is not feasible nor is it desirable from an arboricultural or planning policy perspective.

Siting an Outbuilding Elsewhere in our Grounds

- 6.11 We have considered siting the outbuilding elsewhere in our grounds, but as set out above, our grounds are heavily tree'd, and so even the construction of a simple base for the outbuildings, and running power to it, would impact multiple trees.

External Storage

- 6.12 We have an existing outbuilding situated to the east of our Scout Hall, it is an aluminium clad outbuilding with steel frame, and it is coming to the end of its life. We have therefore explored whether we could demolish this outbuilding and re-use the existing concrete pad base to locate a new outbuilding (annexe). This option would be feasible, but not ideal because the outlook from within the outbuilding would face a blank brick wall, and the position lacks the intervisibility between the front door of our Hall and the young people who would be inside the outbuilding.



Photograph of our existing outbuilding and its position facing the side of our Scout Hall

- 6.13 Our principal concern with this option however are the costs and inconvenience of providing the equivalent amount of storage that we still require in an off-site location. The nearest storage facility is located in Hedge End, and we have explored the costs.

- 6.14 An equivalent space at Shurgard self-storage in Hedge End will cost £99.46 per week, which equates to £431.00 per month, and £5,171.92 per year. This is simply not economically viable for us.



Quotation received from Shurgard Self-Storage in Hedge End

- 6.15 It is also important to note that none of the above options enable us to feasibly provide an electrical power supply to the front boundary fence where we plan to install an AED.

7.0 The Planning Balance and Conclusions

- 7.1 These planning application proposals seek full planning permission for a range of inter-connected works.
- 7.2 This Statement demonstrates that the application proposals have deliberately been designed to comply with adopted Local Planning Policies and the analysis set out confirms that there is over-arching planning policy support for the proposals.
- 7.3 These proposals are supported by community engagement, a pre-application dialogue and a suite of specialist reports which confirm that the proposal is supported at all levels of planning policy and there are no technical or other matters which would prevent the application being approved.
- 7.4 This Statement demonstrates that the planning application proposals have been carefully designed and carefully considered having regard to the character and appearance of the surrounding area and have explored all other options to avoid the need to fell the common lime tree.
- 7.5 In justifying the proposals, regard has been given to the development plan and to a range of other material considerations including the considerable social benefits, including support for our Members with SEMH and/or SEN needs, the provision of an AED for the community and benefits of succession tree planting and ecological enhancements.
- 7.6 It has been demonstrated that the new outbuilding is needed, and without these proposals, we will not be able to cater satisfactorily for those with SEMH and/or SEN needs.
- 7.7 Having regard to the provisions of the development plan and all relevant material considerations, we respectfully request that planning permission should be granted for this important proposal.
- 7.8 In summary, we conclude that the benefits of the proposals outweigh the harm that would arise from the felling of the single Grade C TPO tree.
- 7.9 In our deliberations, and notwithstanding the poor condition of the tree, we have applied the following weighting to our considerations:

Substantial Weight - felling of 1 x 'Grade C' Common lime tree.

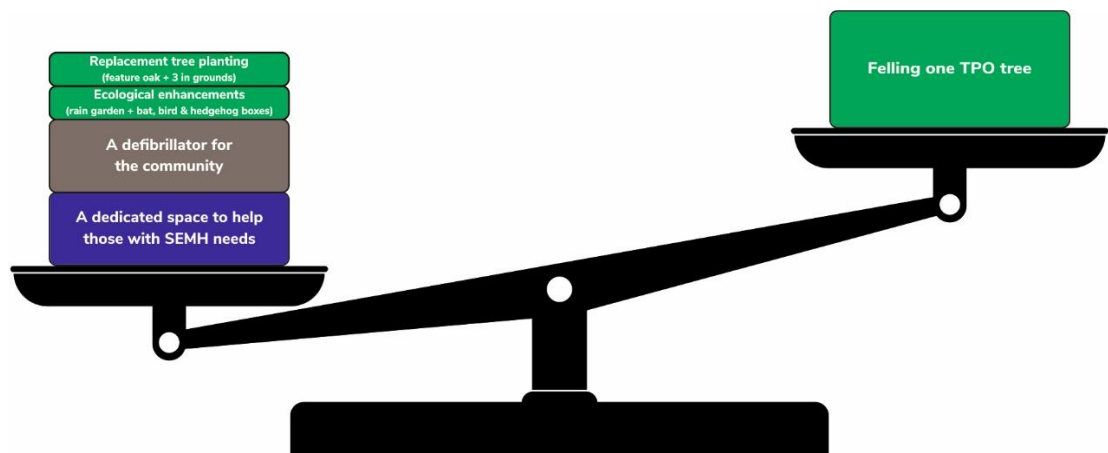
Moderate Weight - provision of an AED accessible to the whole community.

Moderate Weight - provision of a space that will help those with Social, Emotional and Mental Health (SEMH) and/or Special Educational Needs (SEN).

Limited Weight - provision of a replacement feature Oak tree and an additional three successor trees within our grounds.

Limited Weight - provision of ecological enhancements including a rain garden, bird boxes, bat box and hedgehog nest box within our grounds.

- 7.10 Although the removal of a section of dilapidated chain link and barbed wire fencing and its replacement with a new fence is an enhancement in our view, we would accord it neutral weight in the planning balance.
- 7.11 A visual representation of the planning balance is provided below, it demonstrates that even acknowledging that there will be some harm arising from the loss of the tree; if we were to assign substantial weight to the loss of the tree; the positive merits of the proposals outweigh the harm in our opinion.



Visual representation of the planning balance weighed in favour of granting planning permission

- 7.12 We therefore respectfully request that planning permission is granted.