

F/25/100301 - 46 STATION ROAD, NETLEY ABBEY

07/01/2025

Dear Charlie,

As the application appears to be the same as F/21/91298, it seems acceptable to provide the same comments as we did for that permitted application. It appears that this is the same proposal as F/21/91298, submitted because the previous one has lapsed?

There are no significant trees to the front of the existing property (the area of the proposed development). However, under a previous application (F/21/90127), was brought to our attention that two replacement trees have not been planted with the exiting curtilage in replacement for an oak and a silver birch that were removed under what then s.198 of the Town and Country Planning Act 1990 (now section 14 of the Town and Country Planning (Tree Preservation)(England) Regulations. Evidence has now shown that the oak has been replaced to the rear.

Ultimately, we have no arboricultural concerns, but would like to see a tree to replace the lost birch. A replacement has been indicated on the plans, but there is a lack of detail and the position is rather tight. Ideally we would like to see a tree to the front, although this will potentially require specialist driveway to allow roots to grow underneath (e.g. Silva Cell or RootSpace).

Therefore, we raise no arboricultural objection to the proposal, subject to the following condition:

No excavation, demolition or development related works shall take place on site until a Tree Planting Plan and Planting Method Statement, as per British Standard 8545:2014, have been 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. Tree planting must take place as soon as possible after completion of the proposed development and no later than the start of the following planting season. If, for a period of no less than 10 years after planting, trees which are removed, die or become seriously damaged shall be replaced as soon as reasonably practicable with others of the same species, size and number as originally approved. Reason: to maintain and enhance local tree canopy cover.