

Planning Officer: Ms Myer

Planning Application Ref: BE/81/20/OUT

Location: Chalcroft Nursery, Chalcroft Lane, Bersted, PO21 5TS

Description of works: Outline application with some matters reserved for the development of 20 residential dwellings, 2,240 sqm of commercial space (Use Class A1, B1(b) B1(c) and B8), landscaping, access, parking and associated infrastructure

Comments on Application:

- I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources.
- The applicants have employed A.T. Coombes Associates Ltd. to prepare a Preliminary Arboricultural Impact Assessment along with Tree Constraints Plans for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- The tree population on or overlapping the site is confined to the perimeter, which provides a clear opportunity to achieve harmony between higher value trees and any construction. Those trees to be retained have mostly been afforded sufficient room to allow future growth without significant constraint.
- Although we are only considering site access and the principle of development here, I make the following comments in anticipation of more detailed applications to follow:
 - In respect of any soft-landscape proposals, I defer to our Leisure and Landscape Officer. I would expect all tree removals to be adequately mitigated for by way of an ambitious replacement planting programme and within a detailed landscape plan. In addition to the use of any ornamental plantings within the development, I encourage the selection of native tree species of potential stature (>15m ht.) and longevity wherever adequate space exists, such that they will grow to complement and enhance the local landscape.
 - In respect of a future surface water drainage (and foul water sewer) strategy for the site, this fundamental element of the design ought to be addressed to our satisfaction in association with evolving layout proposals, so that we are not subsequently held hostage to flood mitigation measures which could then impact heavily on retained trees/landscape plans/open space provision.

I draw attention to the nominal root protection areas (RPA) of retained on/off-site trees and their growth potential as obvious constraints to the siting of any SUDS (e.g. attenuation pond, swale) or introduction of subterranean utility apparatus.

Any improvements to existing or creation of new watercourses within the RPA of retained trees to be fully considered, details provided in advance and to our satisfaction. Where there is a significant risk of damage to those trees arising from such operations, then an alternative strategy should be proposed.

Conclusions:

- Trees of moderate-high quality and landscape value will have to be sacrificed to provide the main access serving (logical) arterial road onto/through the plot. This loss of established tree cover should not incur undue detriment to the visual amenity of surrounding area but must be adequately compensated for within soft landscape proposals.
- If this comes back in as a full and detailed application it will need to be supported by an **Arboricultural Impact Assessment and Method Statement Report** inclusive of a **Tree Protection Plan** defining which trees are to be retained and which trees are to be removed and how they would propose to protect the retained trees and if necessary mitigate any adverse impact on the root systems of these trees – thus complying with the recommendations of BS5837:2012 – Trees In Relation to Construction.

Recommendations:

- As it stands, I see no reason to object to this outline proposal on arboricultural grounds.
- I recommend the making of a Tree Preservation Order in respect of **G11 (part) and T16** (applicant's reference) to preserve their place in the landscape. The TEMPO forms and GIS plan necessary for the making of this Order can be found at the following location [REDACTED]
[REDACTED]

Mark Warwick

Tree Officer / Parks and Greenspace Team