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| <b>APPLICATION NUMBER</b><br>P0672/25/OUT<br><br><b>ADDRESS (FIRST LINE ONLY)</b><br>Land North of Carisbrook Road<br><b>CASE OFFICER</b><br>Tony Pope                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>CONSULTEE (NAME/SECTION)</b><br>Stuart Payne<br>Assistant Tree & Countryside Officer<br><br><b>DATE</b><br>10-07-2025 |  |                     |
| <b>Issues Considered</b><br><br><div> <div>Landscape impact (SPD)</div> <div><input type="checkbox"/></div> <div>Trees</div> <div><input checked="" type="checkbox"/></div> </div> <div> <div>Landscaping</div> <div><input type="checkbox"/></div> <div>Ecology</div> <div><input type="checkbox"/></div> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                          |                                                                                     |                     |
| <b>RECOMMENDATION (INSERT 'X' IN RELEVANT BOX)<sup>i</sup></b><br><br><div> <input type="checkbox"/> ADDITIONAL INFORMATION REQUIRED (Please re-consult when received) <input type="checkbox"/> OBJECTION <input type="checkbox"/> NO OBJECTION <input checked="" type="checkbox"/> NO OBJECTION SUBJECT TO CONDITIONS </div> <div> <input checked="" type="checkbox"/> PRE-COMMENCEMENT CONDITIONS LIKLEY </div> <div> <input type="checkbox"/> NO OBJECTION SUBJECT TO REVISIONS </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                          |                                                                                     |                     |
| <b>SUMMARY * Adequate</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                          |                                                                                     |                     |
| <b>Ecological Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                          | <b>Trees Identified &amp; RPA's</b>                                                 | Adequate            |
| <b>Local Records Data Search</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                          | <b>Arboricultural Assessment</b>                                                    | Adequate            |
| <b>Mitigation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                          | <b>Tree Protection Plan</b>                                                         | Condition Suggested |
| <b>Enhancement /Net Gain</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                          | <b>Landscaping details</b>                                                          |                     |
| <b>COMMENTS</b><br><br><b>Access</b><br><br><p>The submitted Arboricultural Impact Assessment Report (Barton Hyett, February 2025) has concluded that no trees or hedgerows will require removal to facilitate the proposed vehicle access point into the site. However, there will be a minor incursion into the root protection area of Ash tree T7 for the creation of a new footway. Crown lifting of an Ash and Hawthorn in group G3, and Goat Willow, Ash, Hawthorn and Apple in group G4, will be required to achieve the visibility splay to the north of the new access.</p> <p>In the event that consent is granted, it is recommended that to ensure the retained trees are adequately safeguarded during construction of the new access, that tree protection measures are secured by condition (see Summary below for suggested wording).</p><br><b>Reserved Matters</b><br><br><p>The Development Framework Plan (Drawing No; CSA/4057/116, Rev G), suggests that the proposed layout will provide adequate buffers in relation to the trees along the boundaries of the</p> |                                                                                                                          |                                                                                     |                     |

site. This includes the trees covered by Tree Preservation Order number DFTPO 243 adjacent to the north of the site.

New tree planting would include tree-lined streets, with further woodland, tree and thicket planting, which is to be welcomed.

In the event that outline consent is granted, it is recommended that a detailed Arboricultural Impact Assessment, a Tree Protection Plan and Arboricultural Method Statement are submitted at the reserved matters stage. With regards to proposed landscaping, a detailed landscaping scheme should also be submitted.

#### **SUMMARY REASON FOR RECOMMENDATION (INCLUDING DETAILS OF REQUIRED CONDITIONS<sup>ii</sup>/ REVISIONS WHERE APPLICABLE).**

##### **Tree Protection Condition**

Notwithstanding the submitted details, prior to the commencement of the development hereby approved, a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to, and approved in writing by, the Local Planning Authority.

The TPP and AMS shall include, but not be limited to:

- a) Details of construction within the RPA or that may impact on the retained trees.
- b) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed.
- c) A specification for protective fencing to safeguard trees during development and a plan indicating the alignment of the protective fencing.
- d) A specification for ground protection within tree protection zones where appropriate
- e) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- f) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.
- g) Methodology and detailed assessment of root pruning.
- h) Arboricultural supervision and inspection by a suitably qualified tree specialist.
- i) Reporting of inspection and supervision.

The development thereafter shall be implemented in strict accordance with the approved details.

*Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with the NPPF Chapter 12, Policies CSP1 of the Core Strategy and AP1 and AP4 of the Allocations Plan.*

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<sup>ii</sup> EU Exit – The European Union (Withdrawal Agreement) Act 2020 (the EUWA) ended the supremacy of EU law in UK law, it converts directly applicable EU legislation (in particular, EU Regulations and Decisions) as it stands at the moment of exit into domestic law, and will preserve legislation previously made in the UK to implement EU obligations.

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The legislation will generally have the same effect that it had before the UK left the EU, unless or until it is changed by Parliament.

In some cases there may be changes in referencing and guidance as a result of secondary legislation amendments. Changes may move at pace and it may not be possible to update all processes immediately. Where reference to specific legislation is made the reader should check to ensure referencing is consistent with any subsequent legislation amendments. Further information can be found at: <https://www.gov.uk/guidance/eu-exit-secondary-legislation-laid-with-impacts-on-local-government>

<sup>ii</sup> Commonly Used Ecology and Landscaping Planning Conditions may be found at <https://www.fdean.gov.uk/media/32hfbvjr/commonly-used-planning-conditions-for-ecology-and-landscape.pdf>