**Tree Team response**

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<tr>
<th>Reference</th>
<th>DATE</th>
<th>16/01216/FUL</th>
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<tbody>
<tr>
<td>Site</td>
<td>The Road House, Weston Road, Upton Grey.</td>
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<td>Application</td>
<td>Demolition of existing dwelling. Erection of pair of semi-detached 2 bedroom dwellings, one no four bedroom dwelling and one five bedroom dwelling. New access and associated amenity areas and parking. Amended plans, revised layout and design.</td>
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<td>Case officer</td>
<td>Trevor Campbell-Smith</td>
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| Comments refer: | • Rootcause Arboriculture tree survey & arboricultural impact report, 16/07/17.  
• Redevelopment plan, ref: IN1466:10, August 2016. |
| Recommendation | Acceptable subject to conditions. |
| Conditions | **Condition 1, tree protection.**  
No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence until arboricultural detailing, prepared in accordance with the BS5837 “Trees in Relation to Design, Demolition and Construction”, has been submitted to and approved in writing by the Local Planning Authority. This shall include a tree survey; which shall inform an arboricultural impact assessment; which in turn shall inform an arboricultural method statement. The arboricultural method statement shall outline how trees will be protected during the development; including any engineering solutions deemed appropriate, and shall include an appropriately scaled tree protection site plan. No development or other operations shall take place other than in complete accordance with the approved arboricultural detailing, unless otherwise agreed in writing by the Local Planning Authority.  
**REASON:** To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (March 2012) and policy EM1 of the adopted Basingstoke and Deane Borough Local Plan 2011-2029.  
**Condition 2, services.**  
No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence on site until a plan showing the location of all existing and proposed utility services has been submitted to and approved in writing by the Local Planning Authority. This shall include gas, electricity, communications, water and drainage. No development or other operations shall take place other than in complete accordance with the Utility Plan, unless otherwise agreed in writing by the Local Planning Authority.  
**REASON:** To ensure that reasonable measures are taken to safeguard...
trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (March 2012) and policy EM1 of the adopted Basingstoke and Deane Borough Local Plan 2011-2029.

**Condition 3, withdrawal of PD rights.**

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, B, C and E of Part 1 of Schedule 2 of the Order shall be erected on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.

**REASON:** To prevent the overdevelopment of the site in the interests of the amenity of the area and to safeguard the important trees, in accordance with Policies EM1 and EM10 of the adopted Basingstoke and Deane Borough Local Plan 2011-2029.

**Informative**

The applicants’ attention is drawn to the requirement for close professional arboricultural supervision during each stage of the development process on site. This will extend to any proof of compliance with best practice which will be required in order to satisfactorily discharge any tree protection conditions once the development is approaching completion.

**Policy**

Policy EM1 of the adopted Basingstoke and Deane Borough Local Plan 2011-2029 requires that development proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected, paying particular regard to b) the visual amenity and scenic quality and e) trees, ancient woodland and hedgerows.

**Comments**

The mature trees on and adjacent to the site are all protected by virtue of their location in the Upton Grey Conservation Area.

The supporting outline arboricultural details have demonstrated that the development could be achievable without causing undue harm to the retained trees. Further arboricultural details will need to be submitted for approval, and these can be readily conditioned in this case.

The withdrawal of pd rights is recommended for plot 4, and should be considered as a proactive method of further protecting the subject trees from any future development pressures.

If you are minded to approve this application, please can you include the conditions and informatives as stated above?