

<b>DECISION-MAKER:</b>	PLANNING AND RIGHTS OF WAY PANEL		
<b>SUBJECT:</b>	TREE REMOVAL AT THE ROMSEY ROAD/WIMPSON LANE JUNCTION.		
<b>DATE OF DECISION:</b>	28 SEPTEMBER 2010		
<b>REPORT OF:</b>	EXECUTIVE DIRECTOR OF NEIGHBOURHOODS – NICK MURPHY		
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#### STATEMENT OF CONFIDENTIALITY

None.

#### SUMMARY

The proposed road improvement scheme on the south-west side of the Romsey Road / Wimpson Lane junction has been designed to accommodate an anticipated increase in traffic following the nearby Ordnance Survey site re-development.

The scheme has been submitted for a Section 278 agreement and, if implemented, will result in the loss of 10 semi-mature and mature trees and remove some screening from the adjacent Woodside Lodge social service site.

#### RECOMMENDATIONS:

- (i) To allow the removal of the 10 trees to enable the road widening scheme.
- (ii) To provide “2 for 1” tree replacement planting in Woodside Lodge and adjacent areas. Replacement tree species, size and location to be agreed with a Senior Tree Officer.

#### REASONS FOR REPORT RECOMMENDATIONS

1. The loss of trees, whilst regrettable, is an unavoidable consequence of the proposed road widening scheme.
2. The majority of the trees to be removed are of poor/fair form and their removal could be mitigated by planting more suitable tree species of better form that will provide future amenity.

#### CONSULTATION

3. Highways & Parking Services

HC Hii , a Senior Engineer with Highways & Parking Services, has commented.

“There have been numerous requests over the years from member of the public for the pedestrian crossing facility at Romsey Road/Wimpson Lane/Rownhams Road junction to be improved. The improvement has not taken place due to the imminent redevelopment of the Ordnance Survey site and the high cost involved.

We have asked for an all round controlled crossing facility for pedestrians (via all round pedestrian phase at the traffic light) at the junction as a result of the anticipated increase of pedestrian movements due to the proposed redevelopment. Such a facility will not only answer existing pedestrian demand for crossing but it will also cater for future demand at this junction”

4. Social Services

Rachel Lipscombe, the manager of Woodside Lodge, has commented.

“Having looked at the map to locate the tree’s which would be cut down my only concern is that would open that side of the home up to the road and obviously take away some of the privacy to the bedrooms which are located on that side. If some of the new trees could be planted within our grounds on the same side as the tree’s being cut down we would welcome that.”

5. Richard Blundell, the Premises Manager for Communities Health & Care, has commented.

“The main concern must be to retain privacy for residents. Some additional fencing may be necessary to protect residents while the new trees get established. Unfortunately some residents do try to get out of the grounds on occasion so to avoid injury very good protection is needed on all boundaries and much expense has already been done to provide this. I trust that you will I cannot see from the drawing whether any trees are affected on the on the Wimpson Lane side but the opportunity must be taken to check whether the forthcoming developments on the Ordnance Survey site could have any impact on the entrance and exit to Woodside and the trees either side.”

**ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

6. None provided.

**DETAIL**

7. Where a development requires works to be carried out on the existing adopted highway, an agreement will need to be completed between the developer and the local authority under Section 278 of the Highways Act 1980. Under the Section 278 agreement, the local authority may provide the works at the developers expense, or as is the case here, may allow the developer to provide the works directly, subject to an approval and inspection process.

8. Under no circumstances shall works be permitted within the limits of the publicly maintained highway until the Section 278 agreement is completed and the bond (if applicable) is secured.

9. The proposed works to the junction of Romsey Road and Wimpson Lane are subject to a section 278 Agreement linked to a section 106 agreement for the re-development of the Ordnance Survey site on Romsey Road (Planning Ref: 07/01700/OUT). The works are considered necessary by Highways & Parking Services to cope with the anticipated increase in post-development traffic.

10. The scheme submitted for section 278 approval by ADL Highway Engineering Ltd., as agents for the developer Kier Property Development Ltd (Kier), will require the widening of the existing carriageways and upgrading the traffic signal layout at the Romsey Road / Wimpson Lane junction.
11. An arboricultural Survey report of the trees along this section of road has been completed by Waterman Energy Environment & Design Ltd. on behalf of Kier. The proposed widening of the carriageway on the west side of Romsey Road, at the junction with Wimpson Lane, together with the re-location of the adjacent footpath will result in the removal of 10 healthy trees on council land. The Neighbourhood Services Tree Team, who maintain trees on council land, does not have delegated powers to sanction their removal.  
The author concurs with the finding of the arboricultural report on the structural condition of the trees
12. Two of the trees for removal, a hornbeam (T1) and a sycamore (T2), are prominent individual trees close to the junction and their removal would, as considered by the author, be detrimental to the amenity of the area. However, the presence of adjacent trees along Wimpson Lane and Romsey Road would reduce the impact of their removal. See Appendix maps.
13. The remaining 8 trees to be removed are on the northern edge of a group along this section of road. Individually the structural condition of the trees are fair to poor. The loss of these trees would remove a 10 metre length section of screening along the eastern boundary of Woodside Lodge, a social service property on Wimpson Lane.  
The trees to be removed include:
  - 1 no.Scots pine (T3 on map)
  - 2 no.Hornbeam (T3a & T4)
  - 1 no.Holm oak (T3b)
  - 2 no.Sycamore (G1)
  - 1 no.Sweet chestnut (T5)
  - 1 no.Lime (T6)
14. The following sites on nearby council land could accommodate replacement planting.
  - Woodside Lodge.
  - Maybush corner.
  - Opposite Thorndike Road.
15. If the Panel approves the author's recommendation for the removal of the 10 trees then the section 106 agreement may have to be amended and the costs for removing the trees and providing replacement planting agreed with Kier.

## **FINANCIAL/RESOURCE IMPLICATIONS**

### **Capital**

16. None.

**Revenue**

17. None.

**Property**

18. None.

**Other**

19. None.

**LEGAL IMPLICATIONS**

**Statutory power to undertake proposals in the report:**

20. In accordance with the Constitution any decision relating to council trees, unless delegated, will be determined by the Planning Panel.

**Other Legal Implications:**

21. If consent to remove the trees is refused then the developer will either, not be able to undertake the highway improvement works, and possibly be in breach of the agreement and possibly the section 106 too (if there is an obligation to enter into a section 106 agreement for the highway improvement works and comply with the terms thereof), or, they need to modify the works to avoid removing the trees.

**POLICY FRAMEWORK IMPLICATIONS**

22. None.

**SUPPORTING DOCUMENTATION**

**Appendices**

A	Location map
B	Location of trees to be removed.

**Documents In Members' Rooms**

1.	None.
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**Background Documents**

Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
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1.	Planning application S 106 agreement	
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**Background documents available for inspection at:**

**KEY DECISION?** NO

<b>WARDS/COMMUNITIES AFFECTED:</b>	Redbridge, Millbrook & Shirley wards. Woodside Lodge social service site.
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