

Planning Officer: Michael Eastham

Planning Application Ref: AL/129/18/OUT

Location: Land East of Orchard Gardens Woodgate Chichester

Description of works: Outline application with some matters reserved for the development of 55 No. units with public open space & affordable housing (resubmission following AL/111/16/OUT).

Comments on Application:

- This application follows on from AL/111/16/OUT. In respect of the site layout and its potential impact on retained trees; there are only minor amendments to the layout, which are of no concern.
- The original tree survey provided on behalf of the applicant is now more than 2years old, generally regarded as a threshold beyond which any condition ratings and management recommendations may no longer be valid. That said, it remains possible to consider the general implications for existing tree stock.
- Trees along the east boundary of the site are now the subject of a confirmed Order (TPO/AL/2/16).
- I endorse the observations and recommendations provided in Consultant Arboriculturist / Bernie Harverson's report (AL/111/16/OUT) dated 29th November 2016. I reiterate his recommendations below.

Conclusions:

- In the absence of any further impact on retained trees, the earlier arboricultural conclusions and recommendations remain valid.

Recommendations:

- As it stands, I see no reason to object to these proposals on arboricultural grounds.
- 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.

Mark Warwick

Tree Officer / Parks and Greenspace Team