

Planning Officer: Michael Eastham

Planning Application Ref: **A/179/20/RES**

Location: **Land South of Water Lane, Angmering**

Description of works: **Approval of reserved matters (appearance, layout, scale and landscaping) following outline consent A/99/17/OUT, for a culverted embankment**

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. Previous consideration from site and familiarity with surrounding areas provides further insight to the proposal.
- The application seeks approval for culverted embankment at the site of approved access onto Water Lane. A couple of low/moderate quality, semi mature trees are proposed for removal to facilitate construction of the same. Those appear to be more than adequately mitigated for within the submitted scheme Soft Landscape Proposals (dwg no. PLN-1-5001, JBA 19/283-01 Rev F) and which has gained the support of our Landscape and Leisure Officer. I am further reassured to note the use of species such as alder and willow at lower levels; known for favouring the prevailing conditions and which ought to survive any flooding event.
- I note the Parish Council concern for raised winter water levels across the flood plain. Were that to occur, even as a singular event and reach established trees of low floodwater tolerance – it would be to the detriment of several landscape features, most notably a preserved oak (T55). I found no statement in any supporting document to confirm that effect is a likely consequence of this proposal; although I recommend you seek clarification from our Drainage Engineer.

Conclusion:

- I see no reason to object to these proposals on arboricultural grounds.

Mark Warwick
Tree Officer / Parks and Greenspace Team