

Planning Officer: Michael Eastham

Planning Application Ref: A/40/18/OUT

Location: Land North of Water Lane, Angmering

Description of works: Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping.

Comments on Application:

- The applicants employed the PJC Consultancy to undertake a tree survey and then prepare an Arboricultural Impact Assessment (AIA), ref.4652/17-02 Rev-07, dated 02-Feb-2018, inclusive of Tree Survey Schedule, Tree Constraints Plan (TCP) and Tree Retention Plan (TRP). Tree Survey data is comprehensive and accords with the requirements of BS5837:2012, although there are some notable elements with which I disagree. Stem diameter (dbh) readings are adequate - which is important for subsequent root protection area (RPA) calculation/display, but *tree height/spread* and more importantly *retention categories* have often been underrated/downgraded respectively.
- The existing site access road and verge appears to be of insufficient width to allow for the construction of a dual-flow carriageway of sufficient standard with footway (as proposed) without severe detriment to valuable trees.
- I have referred to Illustrative Layout dwg. no: 2479 P 103, Rev:H in contrast with the Tree Constraints and Tree Retention Plans submitted by PJC with their AIA report. This allows me to gain a general understanding of how the plot layout and access routes relate to trees.
- The site contains a relatively low number of individually significant trees (the bulk of which are located at the southern end and to either side of the existing access from Water Lane), several of which (7) are important landscape trees and worthy of a Tree Preservation Order (TPO). It is therefore disappointing to see that four of those seven trees (T5, T8, T11 and T20) are highlighted for removal to accommodate this layout.
- There are two linear tree groups of such length and potential at strategically important areas of the site, so as to become the subject of woodland Orders (TPO). These have already attained considerable landscape value and have potential to provide a long-term contribution to the proposed development. It is encouraging that they are to be accommodated in harmony with this layout.
- The proposed foot/cycleway link out onto Dappers Lane would impact heavily on large landscape trees, such that their removal may be required to facilitate this element of the scheme. The footway/cycle route should emerge north of the existing path and beyond the RPAs of the two mature (off-site?) roadside oak. These are long-established trees on woodland periphery and of high ecological/visual amenity value.
- There is a prominent large oak tree at the NW corner of site (T24), of 'emerging veteran' status and as such not a suitable garden tree. It is however a key feature on the site and should be given adequate room to over-mature without coming under 'pressure to prune' as part of a risk management response.
- Ancient woodland (Grooms Copse) exists immediately to the east of the site. The Forestry Commission advise a 15m buffer from crown periphery (not main stems) and this needs to be clarified on a revised layout.

Conclusions:

- This current proposal does not seek to retain those few significant individual trees of quality and/or landscape value - although there is plenty of opportunity to do so, at this stage. I would like to see the following issues addressed before I could lend this scheme my support:
 - Re-routing of southern site access that allows for retention of and fully respects the RPA of T5, T8, T11 and T20.

- Re-routing of foot/cycleway link out onto Dappers Lane that fully respects the RPA of mature roadside oak trees (not shown on TCP or TRP).
- Revise plot configuration to fully respect RPA (radius 15m) of T24 and exclude from garden/recreation areas.
- Clarify and demonstrate on plan a 15m buffer zone from the crown periphery of ancient woodland (Grooms Copse).
- There is insufficient detail at this stage to guarantee that significant trees will be retained and afforded the necessary level of respect and protection to ensure their ongoing health and vitality. No Tree Protection Plan or detailed Arboricultural Method Statement (where RPA incursion is unavoidable) has been provided, although I would expect those to be submitted at full application stage.

Recommendations:

- I recommend the making of an Order to preserve individual trees and woodland of value in the landscape. I attach TEMPO forms and GIS plans to assist you.
- As it stands I must register an **OBJECTION** to this scheme for the reasons stated above.

Mark Warwick

Tree Officer / Parks and Greenspace Team