

Planning Officer: Anita Gardner

Planning Application Ref: A/46/19/PL

Location: Land North of Mayflower Way, Angmering, BN16 4AY

Description of works: Erection of 24no. dwellings with garaging & open resident & visitor parking with new access from Mayflower Way. Provision of hard & soft landscaping & open space, foul & surface water drainage systems & other associated works

Comments on Application:

- The applicants have employed the **Barrell Tree Consultancy** to prepare an Arboricultural Assessment & Method Statement along with a Tree Protection Plan for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am in agreement with the retention category ratings for on and off-site trees.
- Those trees of significance upon the site are confined to the west and southern boundaries, none of which are of such individual or group value to justify the making of a Tree Preservation Order. They do have some screening and shelter value although due to their age, condition and management history ought not to be a complicating factor in development of the site.
- The linear group of Monterey cypress and poplar (G1 to T10 on the Tree Schedule) are not a viable long-term proposition, although they represent an established landscape feature – clearly visible from the busy A259 to the south and for many years made a valuable contribution. To remove such a quantity of mature trees with high canopy volume in a single episode is ecologically unfortunate and visually dramatic - I suspect their loss will be keenly felt locally. That said, their loss can be mitigated by committing to an ambitious tree planting programme.
- The indicative tree planting positions as shown on the Tree Protection Plan allocate two thirds of the new stock to residential plots. These will be vulnerable to removal or hard pruning, such that their value in mitigation and contribution to the character of the area would be diminished or lost altogether. Far better to amend the design layout so as to secure adequate open and public greenspace which can be used to secure those trees' potential. I expect a small reduction in number of units will be necessary to achieve that, but would undoubtedly enhance the character of the site and ensure that there will be trees of long-term value throughout the development.
- The yet to be submitted landscape scheme must propose the introduction of trees with longevity and stature such that they would compensate for the planned loss of G1 to G11. Such a scheme should be approved in advance of and conditioned as part of any approval.

Conclusions:

- The arboricultural survey information and associated documents/plans provided demonstrate adequate regard and respect for the tree population at and immediately around the site. As such, I see no reason to object to the broader proposals on arboricultural grounds.
- That said, I am uncomfortable with lending this scheme my support until such time as myself or our Landscape and Leisure Officer are satisfied with a detailed set of landscape proposals that is to include adequate new tree planting proposals across the site.

Recommendations:

- As it stands, I must register an **OBJECTION** for this application for the reasons stated above, although I expect this to easily overcome following their submission of detailed landscape proposals.

Mark Warwick
Tree Officer / Parks and Greenspace Team