

Planning Officer: Michael Eastham

Planning Application Ref: A/81/18/RES

Location: Quiet Waters, Roundstone Lane, Angmering

Description of works: Approval of reserved matters following outline consent A/132/17/OUT for appearance, landscaping, layout & scale for demolition of existing dwelling & the erection of 30 No. dwellings. This application is a Departure from the Development Plan.

Comments on Application:

- I refer in part to the report submitted previously in response to A/132/17/OUT, from Bernie Harverson, Consultant Arboriculturist, dated 23rd August 2017. A number of significant concerns were raised, summarised in list form as follows:
 1. Absence of supporting Landscape Master Plan to mitigate for proposed substantial tree removals across the site.
 2. Anticipated alteration of ground levels within Root Protection Area (RPA) of retained trees (several the subject of an Order – TPO), to accommodate buildings and level gardens.
 3. Construction of drainage runs and soakaways with appropriate easement within RPA of significant trees.
 4. Insufficient Open Space area that would successfully accommodate the planting of tree types able to add long-term value to the development.
 5. Post-development pressure to prune or fell retained trees.

Conclusions:

- Having reviewed the latest submissions under the Reserved Matters application, I conclude the following:
 - 1.1. A landscape plan has been submitted, prepared by Rosetta Landscape Design, dwg.no. 2903/1 Rev C, 25 Apr 18. I leave it to our Landscape Officer to provide you with a formal consultation response as to its overall value, although I must state that the quantity of individual trees is disappointingly low and there are few tree species likely to achieve any long-term landscape value. Despite their reliance on native tree types, many of these are small ornamental and/or relatively short-lived.
 - 1.2. The latest Proposed Site Layout submitted by BEDARO, dwg.no. ANG101 Rev J, May 18 shows a reliance on constructing retaining walls around the site to accommodate the significant embankments. These are shown to be outside of most retained tree RPAs although some intrusion is proposed along the southern boundary. While broadly tolerable in respect of tree retention, it is undesirable and the oppressive feel of trees growing from high embankment so close to residential dwellings will compound the pressure to prune/fell.
 - 1.3. The Proposed Plot Drainage Scheme submitted by Bell Munro Consulting Ltd, dwg.no. J5762/EX01, May 18 better respects the RPA of retained trees and is acceptable.
 - 1.4. There remains very little opportunity within the proposed development to ultimately compensate for so many removals with trees of landscape value.
 - 1.5. The latest site layout is perhaps the best possible design incorporating this number of units. That said, it demands the removal of a high number of existing trees and places many retained trees of value under future pressure to prune or remove.
- Overall I could be supportive were they to design a layout with a significant reduction in the number of units and more sensitively located within the site, but as it stands I do not feel comfortable lending my support to a scheme that does not retain in sufficient numbers and adequately respect those trees of greatest merit.

Recommendations:

- I recommend an **OBJECTION** to the current proposals.

Mark Warwick

Tree Officer / Parks and Greenspace Team