

Planning Officer: Claire Potts

Planning Application: Seeking advice on an **OUTLINE** planning application for the construction of up to 175 new dwellings on this site with associated road network and access arrangements.

Reference: **WA/44/17/OUT**

Location: **Land east of Tye Lane, Walberton**

Comments:

- The land which is proposed for development is currently used for arable farming purposes with a crop in the field.
- There are a few significant trees on the site itself [all but one of which is TPO'd] and there are a few off site trees in the verge abutting the boundary along Tye Lane to the west side of the site which are also good specimens. Those tree which are not currently TPO'd should be in my opinion and I include TEMPO forms to cover these and a GIS plan will follow on - but for now I include an extract from the applicants site layout plan to illustrate locations.
- The applicants have commissioned and submitted an arboricultural assessment from **SJA trees – Arboricultural Planning Consultants**. This includes a Tree Survey and Root Protection Schedule which I am satisfied is a fair representation of the tree content and agree with gradings applied and note that it complies with BS5837 requirements.
- A Method Statement has also been included which fairly assesses the constraints and recommends design solutions to same but these do not as yet appear to have been reflected on the Planning Layout Drawing. I am generally happy with the overall layout of the dwellings on this site but have issues with the footpath locations many of which needlessly cut through tree RPA's when there is adequate room on this site to re-route them all outside of same and avoid any conflict.
- Major trees have been left on areas of open space which is good but then their RPA's have been shortened back to allow for the footpath to be dug through them – I would wish this to come back in at the Full Planning stages with these paths moved outside of the RPA's.

Conclusions:

- I would wish to see this come back in at the FULL planning application stage showing no intrusion into tree RPA's by footpaths and access drives and roads.
- I recommend that a TPO is made to protect four trees that make a significant impact in the landscape and should be afforded full protection status.

Recommendations:

- Until the footpath/drives/roads are moved outside of RPA's I would have to register an **OBJECTION** to this scheme.

Bernie Harverson

Consultant Arboriculturist