

Planning Officer: Anita Gardner

Planning Application Ref: WA/58/18/PL

Location: 1 Orchard Way, Fontwell, Walberton, BN18 0SH

Description of works: Erection of 2 No. detached dwellings, adaptation to existing crossover & new driveway

Comments on Application:

- I have undertaken a review of the **Arboricultural Impact Assessment (Arbortrack Systems Ltd, ref: jwmb/ rpt1/ 1orchardway/ AIAAMS, 15-Dec-2018)**.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- The associated **Tree Protection Plan (Appendix A, Dec 2018)** appears to better define the new dwelling/oak tree (T2) RPA relationship than previous submitted **proposal plan, ref. nb:17101+09e**. In doing so, it reveals a substantial area of RPA intrusion from both dwellings and new hard surface area (patio). This is unacceptable when considered in light of the large area (approx.30%) of RPA to the north which lies under the dual carriageway (A27). The ground conditions there would be especially hostile (if not a barrier) to tree root establishment and so it follows that root growth on remaining aspects would be more extensive in compensation. This makes the aforementioned planned intrusion on the tree's south aspect more significant.
- This is a tree of notable landscape value and with long-term potential, appearing to thrive despite the fairly hostile growing conditions above and below ground. For it to continue to do so, any development nearby must be sympathetic to its long-term requirements.

Conclusions:

- If we are to preserve this tree's position in the landscape and allow it to realise full potential, then the number of dwellings will need to be reduced and/or building footprint(s) re-positioned outside of a revised RPA.
- If the development proposal satisfies all other criteria and the above re-design (my preference) is not acceptable then the applicant would have to fully address the following items and in detail before I could lend the scheme my support:
 - In any event, the RPA will need to be reconsidered and shown on a revised plan. I attach a plan showing a logical shape for that, but expect the applicant to calculate and demonstrate the new RPA is contiguous with and equal to the original area (m2).
 - This will require a greater area of ground protection to be employed and this too must be shown on the revised plan.
 - Traditional trench excavations for the foundations will not be acceptable as this will involve a damaging amount of root loss. Special construction measures (e.g. pile and beam) would have to be employed.

Recommendations:

- I must conclude that the proposal as it stands will have a profoundly negative impact on the ongoing health and vitality of T2 and so sustain my **OBJECTION** albeit on new grounds.

Mark Warwick

Tree Officer / Parks and Greenspace Team



ARUN DISTRICT COUNCIL WA/58/18/PL