

Planning Officer: Michael Eastham

Planning Application Ref: WA/59/20/PL

Location: Land east of Tye Lane, Walberton, BN18 0DN

Description of works: A re-plan of part of the approved (outline planning permission WA/44/17/OUT and reserved matters approval WA/95/18/RES) and partially implemented development on the site, which currently has approval for 175 dwellings; to develop an additional 30 dwellings including 9 affordable units on part of the site. The proposal includes an increase in the number of dwellings on part of the site from 81 units to 111 units

Comments on Application:

- The applicant has employed Barton Hyett - Arboricultural Consultants, who have submitted an Arboricultural Method Statement and revised Tree Retention/Removal & Protection Plan (TRRP) to accompany this application. The information therein is comprehensive and accords with the requirements of BS5837:2012.
- I refer to the Ecology & Arboricultural Summary Letter from CSA Environmental; para. 3.1. states: '*The revised Site Layout has been reviewed for any additional arboricultural impacts. Due to the re-plan being mainly focussed on alterations to the house types within the defined housing parcels, no additional impacts have been identified.*' I share this understanding having compared the TRRPs submitted here and in support of WA/95/18/RES.

Conclusions:

- No arboricultural impacts have been identified.
- The provision of an updated TRRP to reflect the revised Site Layout is helpful and should be included in a condition to provide clarity.

Recommendation:

- I recommend **APPROVAL** for this scheme, subject to the following condition being applied:
- All activity at the site is to be carried out in strict accordance with:
- **Combined Tree Retention/Removal & Protection Plan, dwg.no. BHA_401_02, REV F, dated 27/08/2020.**

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

Mark Warwick
Tree Officer / Parks and Greenspace Team