

Planning Officer: Michael Eastham

Planning Application: Seeking advice on an **OUTLINE** planning application for this site for 157 new dwellings.

Reference: **WA/73/17/OUT**

Location: **Land east of Wandleys Lane and west of West Walberton Lane, Fontwell**

Comments:

- The applicants have employed the **PJC Consultancy** to prepare an Arboricultural Impact Assessment & Tree Constraints Plan which is all I would expect to see at this OUTLINE stage of proceedings – the Tree Survey & RPA Schedule data is comprehensive and accords with the requirements of BS5837:2012.
- This has highlighted that there will be some issues to resolve with regards to the access points and new footpath links because they overlap retained tree RPA's.
- They have also submitted an Arboricultural Method Statement report & Tree Protection Plan which 'jumps the gun' as there is no way of knowing whether this will be the final layout that comes in at the detailed planning application stage!
- It is of note that there are no trees within the central areas and it is all focussed around the perimeters including a semi-ancient natural woodland (Wandleys Copse) site abuts the proposed scheme. They have allowed a minimum buffer strip of 15m abutting the woodland and placed open space provision in this area so there is no direct pressure on same.

Conclusions:

- The accuracy of the tree survey and root protection data submitted in support of this outline application is acceptable.
- The AMS & Tree Protection Plan will need to be revised and annotated to cater for the items mentioned above.

Recommendations:

- Whilst I find that the base data submitted in support of this outline application is acceptable the level of information provided in the AMS and on the Tree Protection Plan is not detailed enough and requires more attention when this application comes back in seeking a full and detailed approval.
- However, overall in arboricultural terms I am comfortable with their proposals and would be happy to see it go through to the Detailed Application stage.

Bernie Harverson

Consultant Arboriculturist