

Planning Officer: Stuart Corbey

Planning Application Ref: WA/75/18/OUT

Location: Land to the rear of 7 The Meadows, Walberton BN18 0PB

Description of works: Outline application with some matters reserved for 1 No. dwelling. This application may affect the character & appearance of the Walberton Village Conservation Area.

Comments on Application:

Although I have not yet visited this site; several online resources indicate there are significant trees on/off this site which might be adversely affected by this proposal. No arboricultural information has been submitted - this is a requirement of BS5837:2012.

Were this application to proceed we would not have sufficient information to guarantee any trees would be adequately respected and protected.

The applicants have employed **Beechdown Arboriculture Limited** to prepare an Arboricultural Report inclusive of tree survey schedule and associated site plans showing the influence of established trees and their potential constraint on any development.

The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.

Clearly there are significant trees on and around this site which will need to be retained in harmony with any development. Their importance in preserving local character and providing adequate screening to/from adjacent property should be recognised and inform any design.

It would seem that the provision of a new access to the east of the plot could be problematic, as significant off-site trees dominate that area. Although not insurmountable, an engineering solution would have to be found that can relate well to existing ground levels.

Recommendations:

1. The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Implications Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' – with the trees accurately plotted on same. **Information provided.**

2. In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that a Planning Application is accompanied by an Arboricultural Method Statement (AMS) including a Tree Retentions and Removals Plan and also most importantly a Tree Protection Plan – to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground. **This information will be required once a site layout plan has been prepared.**

Conclusion:

In the absence of the above information I would have to lodge an **OBJECTION** to this proposal.

The applicant has demonstrated 'in principle' that some development could occur on this plot without undue detriment to significant trees worthy of retention. That said, I must sustain my **OBJECTION** in principle, at least until such time as we have a detailed set of proposals inclusive of a site layout plan showing how the trees are to be accommodated and relate to the dwelling and access. I would then also expect further arboricultural information (as requested above, para.2. recommendations) to demonstrate how they would be protected.

Mark Warwick
Tree Officer / Parks and Greenspace Team