

Planning Officer: Mr A Wood

Planning Application Ref: **WA/79/20/PL**

Location: **Spindlewood, Yapton Lane, Walberton, BN18 0AS**

Description of works: **Demolition of existing dwelling & erections of 8no. new dwelling houses with associated landscaping & parking (resubmission following WA/30/20/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable**

Comments on Application:

- I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources.
- The applicants have employed Technical Arboriculture Ltd. to prepare an Arboricultural Impact Appraisal & Method Statement (AIA&MS) along with a Tree Protection Plan for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I agree with the retention category ratings for on and off-site trees.
- I am pleased to note within the AIA&MS (and illustrated on the Tree Protection Plan) a proposal to plant two semi-mature fastigate oak trees in prominent locations. Those will associate well with surrounding landscape and can ultimately compensate for planned tree removals across the site.
- There does not appear to be a surface water drainage (and foul water sewer) strategy for the site. Ideally this fundamental element of the design ought to be addressed to our satisfaction in association with layout proposals, so that we are not subsequently held hostage to measures which could impact heavily on retained trees/landscape plans. For this scheme it should be possible to route the vast majority of services (if not all) along existing lines and/or create new ones outside of RPAs.

Conclusions:

- Relatively few trees and which are of low value are to be removed. This is reasonable and will not incur undue detriment to the visual amenity of surrounding area.
- The arboricultural report and plan is a high-quality submission in support of the application and promotes an effective suite of tree protection measures and sensitive working methods in proximity to retained trees.
- The principle of development as described is achievable without undue detriment to retained trees, provided there is adequate site supervision at key stages by the project arboriculturist.

Recommendation:

- I recommend the above scheme for **APPROVAL**, subject to the following conditions being applied:
1. Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a **PRE-COMMENCEMENT Site Meeting** is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) – at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Protection Plan, dwg. no. TPP-KC/SPINDELWOOD/001, July 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.

2. All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Appraisal and Method Statement, Ref. AIA/AMS-KC/SPINDLEWOOD/001, July 2020.**
- If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a specific Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

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