

Planning Officer: Mr A Wood

Planning Application Ref: **WA/7/19/RES**

Location: **Lanes End, West Walberton Lane, Walberton, BN18 0QS**

Description of works: **Approval of reserved matters following outline consent WA/26/18/OUT for layout & scale for 6no. dwellings & 6no. detached garages**

Comments on Application:

- I refer in part to an earlier report from our appointed consultant arboriculturist Mr Bernie Harverson, dated 20th June 2018 (WA/26/18/OUT). Please also note the applicant's response to that report.
- There are significant trees both on and off this site which will be adversely affected by the proposals. There is no supporting arboricultural information submitted with the application - a requirement of BS5837:2012. As such, were this application to now proceed, we will not have sufficient information to guarantee such trees would be adequately respected and protected.
- In respect of site layout as indicated on the Block Plan, dwg. no. 19-001 PL-03, from PJ Developments Ltd, I can only make the following general comments:
- As a general principle of design, careful consideration should be given to the intended land use beneath existing canopy of established trees and the potential for further tree growth. With such a large and open site to work with I would expect a layout proposal to have placed great emphasis on eliminating future 'pressure to prune' of retained trees.
- Furthermore, there would need to be a compelling argument in favour of any Root Protection Area incursion as this site clearly lends itself to a harmonious design that avoids any direct interference with established trees of current and future landscape value. This is especially relevant where there are trees of high amenity, landscape and potential heritage value (which has already qualified them for statutory protection), as is the case here.

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.
2. In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) 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.

Conclusions:

- At this late stage and despite an earlier commitment to provide the necessary information, we are still awaiting those reports that will allow us to adequately assess this proposal.
- The proposed site layout could impact heavily on or demand the removal of high-quality trees (the subject of a Tree Preservation Order) which should be retained.
- In the absence of the above reports I must register an **OBJECTION**. I anticipate the submission of those reports and in support of a more sympathetic layout, for my consideration in due course.

Mark Warwick
Tree Officer / Parks and Greenspace Team