

Planning Officer: Mr S Davis

Planning Application Ref: WA/93/21/PL

Location: Land adjacent to Oak Bank, Wandleys Lane, Walberton, BN18 0QR

Description of works: New detached dwelling & detached garage. This site is in CIL Zone 3 & is CIL Liable as new dwelling. This application is a departure from the Development Plan

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. Previous consideration from site and familiarity with surrounding areas provides further insight to the proposal.
- It has been stated (application form, sect.10) that there are no trees or hedges on the proposed development site, nor on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character. Both those statements are incorrect.
- There is a late-mature (emerging veteran potential), large pedunculate oak adjacent the East boundary of the plot, subject of a Tree Preservation Order and recently (July 2021) considered as part of tree work application WA/59/21/T. It is visually impressive and appears to be in good condition. This is a tree of great individual merit and high landscape value, such that it ought to be a major constraint to any development of the plot. It would be adversely affected by this proposal.
- 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 any trees would be adequately considered and protected.
- Until such time as we have plans showing detailed layout and position of services, overlaid with accurate tree data (root and crown spread shown), it is not possible to adequately understand what the relationship between built form and green infrastructure is likely to be.
- It is already clear that the aforementioned oak will be negatively impacted by the introduction of; new vehicle access, garage structure and likely enhancement of existing watercourse to meet surface water drainage requirements.

Conclusion:

- A sympathetic and high-quality development of this site may be achievable without undue detriment to retained on and off-site trees, although we are yet to have sight of the necessary arboricultural report and plans to demonstrate this has been properly considered - or is even an aspiration given the proposed Block Plan and Design and Access Statement.
- As it stands, I recommend **REFUSAL** of this application.

Recommendation:

- If the application is allowed to progress, I strongly recommend (prior to a decision) the applicants be required to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Impact 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, for our consideration.
- 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.

Mark Warwick
Tree Officer / Parks and Greenspace Team