

Planning Officer: Michael Eastham

Planning Application Ref: WA/95/18/RES

Location: Land east of Tye Lane, Walberton

Description of works: Approval of reserved matters following outline consent WA/44/17/OUT for the erection of 175 No. dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, allotments, play areas/equipment & community orchard & other associated infrastructure & engineering works. This application may affect the character & appearance of the Walberton Village Conservation Area

Comments on Application:

- The applicant has employed Barton Hyett - Arboricultural Consultants, who have submitted a revised Arboricultural Survey, Impact Assessment and Protection Plan to accompany this application. Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- Having studied the Protection Plan, there is an assumption that RPA incursion in the north-east corner of T28 persists despite repeated requests (and verbal agreement) from/to the applicant to design-out conflict with this under-pressure tree.
- Various landscape plans show footways outside of RPA's for T38-T40, which is a welcome revision. That said, there is no one defining plan that makes it clear to me which is the ultimate design around these dominant oak trees.

Conclusions:

- The original objection must be sustained as the applicant does not appear to have fully addressed long-established concerns. RPA incursion from carriageway/driveway construction appears to persist at T28. This is unacceptable to me in isolation but especially so as the tree is going to be the recipient of cumulative (potential) stress events - namely the significant crown reduction pruning to bring it to an appropriate state for residential area, subterranean thrust-boring to install new pipework, construction tight to the west edge of the RPA and the aforementioned vehicle access.
- We have not yet had site of a detailed arboricultural method statement and tree protection plan which provides details of and demonstrates how the few significant trees deep within the site (T28, T38-T40) are to be adequately respected and protected.
- Given the importance of successfully retaining those landscape trees of significant value during development of this site, I would wish to have all outstanding arboricultural matters resolved to my complete satisfaction up front and not left to Conditions for fear that in the event that they cannot then be proven to work we would be held hostage to the approval.

Recommendations:

- As it stands I must register an **OBJECTION**, until such time as I have sight of a definitive **site layout plan** which clearly shows the following; tree root protection areas, details of all RPA incursions (e.g. footpath, carriageway, pipework run), together with an associated **tree protection plan** showing any areas of 'No-dig' construction and a supporting **method statement (AMS)** which explicitly describes all the measures to be taken to ensure those trees are adequately respected and protected.

Mark Warwick

Tree Officer / Parks and Greenspace Team