

**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.
- I am now satisfied that the scheme of tree protection measures proposed in the latest revision of the Arboricultural Impact Assessment and Method Statement 'Heads of Terms', and illustrated/annotated on the Protection Plan – seeks to adequately respect and protect retained trees and which reflects a revised and suitably informed site layout.

**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.
- I am able to remove my objection and can recommend **APPROVAL** for this scheme, subject to the following conditions being applied:

- All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Assessment Report Ref: C.2636 | AS AIA REV B | IH | OCT 18, (Barton Hyett - Arboricultural Consultants).**
- 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 Arun DC Tree Officer and the Arboricultural Expert representing the site owners – at this meeting all protective fencing will be inspected along with any ground protection measures – they will be assessed to verify that they are ‘Fit for Purpose’ as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Combined Tree Retention/Removal & Protection Plan, dwg.no. BHA\_401\_02, REV D, dated 09/02/2019.**
- A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the above site meeting to the satisfaction of the Arun DC Tree Officer.
- If there is deemed to be a need for any Utility Service Route connections, footways or other permanent features to bisect/be installed within retained tree Root Protection Areas/Zones then prior to their installation a 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