

CONSULTEE RESPONSE (Council's arboriculturist)

Date of report: 8 June 2022

Planning Officer: Mrs A Gardner

Planning Application Ref: AB/60/22/DOC

Location: Land at Electricity Sub Station Ford Road Arundel BN18 9DX

Description of works: Approval of details reserved by condition imposed under ref AB/88/19/PL relating to Condition Nos 14 - tree protection plan and 16 - Method Statement

Comments on Application:

Condition 14

Prior to the commencement of development a tree protection scheme shall be submitted to and approved, in writing, by the Local Planning Authority and the details therein agreed shall be maintained at all times as specified. The agreed scheme must be in place prior to commencement of works and of particular note is the protection of the offsite Pedunculate Oak T8 and the adjacent trees whose root protection areas fall within the construction zone. This should be in accordance with BS 5837:2012 'Trees in relation to construction'

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

Condition 16

All activity at the site is to be carried out in strict accordance with: - Arboricultural Survey, Impact Assessment and Protection Plan, ref. O.2588, May 2019.

- Prior to any works associated with the planned enhancement of footway link bisecting the root protection area of T05 sycamore, 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.

- 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 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.

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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.

The applicants have employed Barton Hyett Associates to prepare an Arboricultural Method Statement inclusive of a Tree (Retention/Removal &) Protection Plan for this project.

The above scheme of Tree Protection is comprehensive and meets the requirements of Condition 14.

Condition 15 allows for confirmation that all tree protection measures are in place prior to commencement of development.

Requirements for the second element of Condition 16 which relate to T05 sycamore are met within the AMS. Other elements of this condition can only be satisfactorily approved on completion of the construction phase and subsequent receipt of complete auditable trail of arboricultural supervision and monitoring (see AMS Chapter 8).

Conclusions:

The statement and plan if strictly adhered to will ensure adequate protection and treatment of all retained trees throughout the development.

The applicant has met the requirements of Condition 14 in full and Condition 16 in part (for that element achievable at this stage).

Recommendation:

I recommend we approve the following document:

Arboricultural Method Statement, Barton Hyett Associates, Ref: BHA_2588_AMS – 11.05.2022 (includes Tree Retention/Removal & Protection Plan, dwg. no. BHA_363_02, Rev A).

Mark Warwick
Tree Officer
Neighbourhood Services