

**Planning Officer:** Mr R Castro-Parker

**Planning Application Ref:** AB/88/19/PL

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

**Description of works:** 38no. residential apartments (9 No 1-bed units & 29 No. 2-bed units) along with access, off-street parking, amenity space & enhancements to the local footpath network

**Comments on Application:**

- The applicants have employed Barton Hyett Arboricultural Consultants to prepare an Arboricultural Survey, Impact Assessment & Method Statement along with a Tree Protection Plan for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am in agreement with the retention category ratings for on and off-site trees.
- There are no trees growing from within the proposed development of such value as to be a significant constraint to this scheme. Off-site trees which may be affected above or below ground have been adequately considered.

**Conclusions:**

- The site layout is sympathetic to and in harmony with the existing and future growth of retained trees.
- Adequate instruction and monitoring of activities close to retained trees by the project arboriculturist will be necessary throughout and until completion of the development.

**Recommendations:**

- **I recommend the making of a Tree Preservation Order** in respect of off-site pedunculate oak T8 to control transition to veteran tree status and secure its place in the landscape. I attach a TEMPO form and GIS plan for this purpose.
- **I recommend the above scheme for APPROVAL, subject to the following conditions being applied:**
  1. 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 the Arboricultural Expert representing the site owner(s) will provide the local planning authority with a brief report and photographic evidence to demonstrate that all protective fencing has been inspected to verify it is 'Fit for Purpose' as required under British Standard 5837:2012 and has been erected and positioned exactly as shown on the **Tree Retention/Removal & Protection Plan, dwg.no. BHA\_363\_02, dated 23/05/2019.**

**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.

- 
2. 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.

**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.

---

3. Any tree pruning considered essential to enable the agreed development must meet the requirements of BS3998:2010 Tree work – Recommendations:
- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010
  - Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

**Reasons:** In the interest of continued health and vitality of trees and to accord with current industry guidelines and sound arboricultural practice.

Mark Warwick  
Tree Officer / Parks and Greenspace Team

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 14<sup>th</sup> November 2019

Surveyor: Mark Warwick / Tree Officer, Parks and Greenspace Team

### Tree details

Tree/Group No: T1

Species: Pedunculate oak / *Quercus robur*

Location: Land at rear of 1 to 9 Ford Road, Arundel, BN18 9DX

OS Map ref: E 501279

N 106693

### Part 1: Amenities assessment

#### a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

- |                          |                         |
|--------------------------|-------------------------|
| 5) Good                  | Highly suitable         |
| 3) Fair                  | Suitable                |
| 1) Poor                  | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable              |

#### Score & Notes

4

\* Relates to existing context and is intended to apply to severe irremediable defects only

#### b) Retention span (in years) & suitability for TPO

- |           |                 |
|-----------|-----------------|
| 5) 100+   | Highly suitable |
| 4) 40-100 | Very suitable   |
| 2) 20-40  | Suitable        |
| 1) 10-20  | Just suitable   |
| 0) <10*   | Unsuitable      |

#### Score & Notes

4

\*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

#### c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- |                                                                     |                     |
|---------------------------------------------------------------------|---------------------|
| 5) Very large trees with some visibility, or prominent large trees  | Highly suitable     |
| 4) Large trees, or medium trees clearly visible to the public       | Suitable            |
| 3) Medium trees, or large trees with limited view only              | Suitable            |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable     |
| 1) Trees not visible to the public, regardless of size              | Probably unsuitable |

#### Score & Notes

3

#### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- |                                                                                                |
|------------------------------------------------------------------------------------------------|
| 5) Principal components of arboricultural features, or veteran trees                           |
| 4) Tree groups, or members of groups important for their cohesion                              |
| 3) Trees with identifiable historic, commemorative or habitat importance                       |
| 2) Trees of particularly good form, especially if rare or unusual                              |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) |

#### Score & Notes

3 – Accelerating ecological value. Emerging veteran status

### Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

- |                               |
|-------------------------------|
| 5) Immediate threat to tree   |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree   |
| 1) Precautionary only         |

#### Score & Notes

1

### Part 3: Decision guide

- |       |                       |
|-------|-----------------------|
| Any 0 | Do not apply TPO      |
| 1-6   | TPO indefensible      |
| 7-11  | Does not merit TPO    |
| 12-15 | TPO defensible        |
| 16+   | Definitely merits TPO |

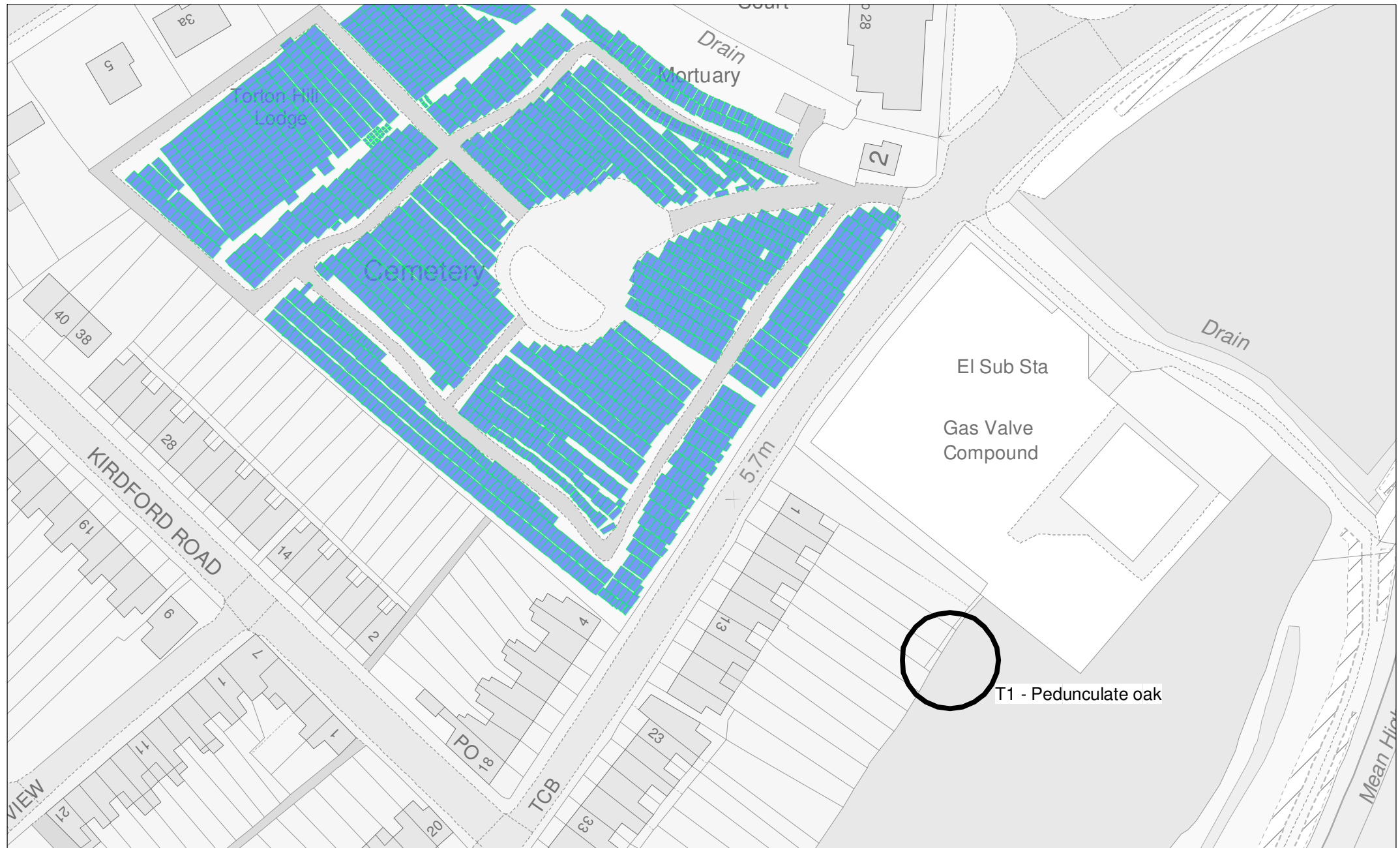
#### Add Scores for Total:

15

#### Decision:

TPO defensible

# Land at rear of 1-9 Ford Road, Arundel, BN18 9DX



Scale 1:1000 @A4

© Arun District Council and Crown Copyright. All rights reserved. Licence No: 100018487, 2019

Production Date: 14 November 2019

[www.arun.gov.uk](http://www.arun.gov.uk)

