

Planning Officer: Ross Leal (Claire Potts)

Planning Application Ref: AL/102/17/RES

Location: Nyton Nursery, Nyton Road, Westergate

Description of works: Planning Application seeking approval for Reserved Matters on a development of 268 Units

Comments On Application:

- The applicants – **Taylor Woodrow** - have employed **RPS Arboricultural Consultancy** who have prepared an **Arboricultural Impact Assessment & Method Statement & Tree Protection Plan Report** in support of the development proposals.
- I have undertaken a detailed analysis of the RPS report and accompanying Tree Protection Plan and would comment as follows:-

Arboricultural Impact Assessment Report/Method Statement & Tree Protection Plan

- I raise no issue with the trees which are listed and shown for removal to facilitate this scheme – both in the report and on the **Tree Protection Plan – JSL2869_711-713 Rev B Nov 2017**.
- They also wish to remove the TPO'd Holm Oak (T15 on their survey) in order to facilitate a levels adjustment and to make way for a Cycle Path. I note their technical appraisal of this situation as prepared by David Cox of **RPS Ref JSL2869_772 – 27 November 2017**. I tend to agree with this appraisal in that this is a young tree of limited value which has a lot of growth potential to come and has already caused significant problems with the associated building such that it has been heavily crown lifted [on one side only] to clear the roof of same with some very large diameter cuts made in the process which are open to infection and decay. My primary concern would be that the future growth and expansion of the trunk will displace the supporting walls of the building given that the tree is roughly 750mm higher on soil piled up against the back wall of the building. Add to this the fact that the damp course to this building is at a much lower level and there could also be problems of rising damp to contend with. All in all I would not give this tree much hope of achieving maturity at his location and it would be best in my opinion if they were allowed to remove this tree and plant several semi-mature Holm Oaks were planted in mitigation as part of the open space planting just to the north of this trees location.
- I will defer to Sue Howell (Landscape Officer in Greenspace) to comment in detail on the new tree planting proposals throughout this site.
- In terms of the general layout of this development it is for the most part well considered [with buffer strips around the periphery] but given that there is a large amount of open land to accommodate large numbers of dwellings it is a shame to see two prime Oak trees (T49 & T50 in their survey listing) being hemmed in and placed under pressure from these proposals – this is in my opinion unacceptable and a re-design should be sought to fully accommodate the RPA's of both of these trees with no incursion of buildings; paths or roads.
- The specification offered for protective fencing is deemed 'Fit For Purpose' and thus complies with BS5837 – the locations shown for erection and setting out of protective fencing [with the exception of that around T49 & T50] is also acceptable.

Recommendations:

- As things stand I would have to register an **OBJECTION** to the current layout on the grounds that it does not fully respect two prime Oak trees T49 & T50.
- I recommend that a TPO is made to protect these two Oak trees along with Oak T51 which is also an A graded tree.

Once they come back in with a layout that is acceptable and fully respects the two Oaks I would withdraw my objection and then wish to see the following Planning Conditions applied:-

All demolition & construction works are to be carried out in strict accordance with:-

Arboricultural Method Statement Report Ref: **RPS – Arboricultural Impact Assessment & Method Statement report Nov 2017** and Tree Protection Plan ref: **RPS Tree Protection Plan – JSL2869_711-713 Rev B Nov 2017. {references subject to revision when the new layout is submitted}**

1. Prior to any demolition or construction works taking place or the introduction of machinery and plant to the site the following issues must be resolved to the complete satisfaction of Arun District Council :-

A **PRE-COMMENCEMENT Site Meeting** is to take place between the Arun DC Tree Officer and the Arboricultural Consultant representing the site owners – at this meeting all protective fencing will be inspected along with 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 **RPS Tree Protection Plan – JSL2869_711-713 Rev B Nov 2017. {references subject to revision when the new layout is submitted}**

- 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 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 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.

Bernie Harverson

Consultant Arboriculturist