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Sent: 31 October 2019 17:04
To: Raymond Cole <Raymond.Cole@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AL/72/19/PL

Ray

Please find attached my report for your consideration.

Regards,

Mark

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Planning Officer: Raymond Cole

Planning Application Ref: AL/72/19/PL

Location: Ryefields Farmhouse, Oak Tree Lane, Woodgate, PO20 3GU

Description of works: Demolition of existing buildings & erection of 10 No. houses, comprising 1x three bedroom detached, 6x three bedroom semi-detached & 3x four-bedroom detached houses with associated access & parking (resubmission following AL/118/18/OUT).

Comments on Application:

- The applicant has employed Canopy Consultancy to submit a revised Tree Survey Report, inclusive of Arboricultural Impact Assessment, Method Statement and Tree Protection Plan, dated August 2019.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012, although it is disappointing not to see a Root Protection Area (RPA) schedule.
- The current proposed layout is going to impact on significant trees (T21 and T30) both above and below ground. Although achievable in principle by adopting the tree protection measures proposed; there is nonetheless a risk that attaches during such incursion of root protection areas. This is especially significant where the trees in question are by far the most important locally.
- Trees of lesser quality and landscape value are (and will inevitably have) to be sacrificed to provide the only logical access onto the plot. This is reasonable and of itself would not incur undue detriment to the visual amenity of surrounding area.
- The Tree Survey Report discusses Tree Protection in paragraph 5.5 (p8). It is stated that *'The fence will consist of "Heras" type panels or similar braced at appropriate intervals and secured to keep in place'*. For clarity, I would expect to see those panels mounted on a rigid scaffold framework supported by back-stays and vertical poles at appropriate intervals and driven a minimum 600mm into the ground – so as to be 'fit for purpose' (as per Figure 2, BS5837:2012, *Default specification for protective barrier*).

Conclusions:

- The previous application proposed a layout that presented an avoidable risk of damage to significant trees of high landscape and public amenity value. This latest application proposes a more sympathetic layout that better respects those trees, although it is not without risk of damage.
- While I remain uncomfortable with the risk of damage to T21 and T30, it is theoretically possible to avoid any damage if the recognised engineering solutions being proposed are implemented correctly and under adequate supervision.

Recommendations:

- 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 a **PRE-COMMENCEMENT Site Meeting** is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) – at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Protection Plan, ref.18-668-TPP-B, 14.08.19, Canopy Consultancy**.
 - When constructing the tree protection fencing, Heras panels must be mounted on a rigid scaffold framework supported by back-stays or vertical poles at appropriate intervals and driven a minimum 600mm into the ground – so as to be 'fit for purpose' (as per Figure 2, BS5837:2012, *Default specification for protective barrier*).

- 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 Planning Authority's Tree Officer.

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: - Tree Survey Report, ref.18-668-Report-B, August 2019, Canopy Consultancy.

- 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 specific 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