

Planning Officer: Mr S Davis

Planning Application Ref: AW/228/21/RES

Location: Rear of 34,36,38,40 & 44 Carlton Avenue, Aldwick, Bognor Regis, PO21 3LR

Description of works: Approval of reserved matters following outline consent AW/130/18/OUT (layout, scale, landscape & appearance) for the erection of 8no dwellings with access between 34 & 36 Carlton Avenue

Comments on Application:

- The applicants have employed ARBORTECH (Consultancy) to prepare an Arboricultural Report inclusive of Tree 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.
- There does not appear to be an approved surface water drainage (and foul water sewer) strategy for the site. Ideally those fundamental elements of the design ought to be addressed to our satisfaction in association with layout proposals, so that we are not subsequently held hostage to flood mitigation measures which could then impact heavily on retained trees and landscape plans.
- I draw attention to the nominal root protection areas (RPA) of retained trees and their growth potential as obvious constraints to the siting of any SUDS (e.g. attenuation pond) or introduction of subterranean utility apparatus. The provision of appropriate buffer/easement around such features must also take into account that growth potential (roots), to limit the risk of damage occurring during future maintenance of the same, from compaction/contamination of the soil structure.
- Any improvements to existing or creation of new watercourses within the RPA of retained trees to be fully considered, details provided in advance and to our satisfaction. Where there is a significant risk of damage to those trees arising from such operations, then an alternative strategy should be proposed.

Conclusion:

- As it stands, I see no reason to object to these proposals on arboricultural grounds.

Recommendation:

- Should this application be approved I recommend the following conditions be 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 Retention and Removal Plan (Appendix 2 of Tree Survey & Arboricultural Impact Assessment, June 2021)**.

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.

Reason: To ensure the retention and maintenance of trees and vegetation which are an important feature of the area in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

2. All activity at the site is to be carried out in strict accordance with: - **Tree Survey & Arboricultural Impact Assessment, June 2021, ARBORTECH (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 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.

Reason: 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.

Reason: 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