

[REDACTED]

From: Simon Davis
Sent: 19 March 2019 17:40
To: Planning.Responses
Subject: FW: AW/279/18/RES

Final Tree Officer Comments

From: Mark Warwick
Sent: 18 March 2019 15:58
To: Simon Davis [REDACTED]
Subject: AW/279/18/RES

Simon

Please find attached my latest comments, further to recent submissions by the applicant.

Regards,

Mark

Mark Warwick | Tree Officer, Greenspace, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West
Sussex, PO21 1LD

[REDACTED]

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

Planning Officer: Simon Davis

Planning Application Ref: **AW/279/18/RES**

Location: **261 Aldwick Road, Aldwick, PO21 3QU**

Description of works: **Application for approval of reserved matters following outline approval AW/43/18/OUT for the demolition of existing dwelling & erection of two pairs of semi-detached houses & associated works**

Comments on Application:

- I refer to my previous comments of 14th August 2018, in response to the aforementioned outline application.
- There is no additional information or revision of previous arboricultural submissions.
- Ensuring adequate protection for retained trees at this site is an ambitious undertaking and while achievable in theory, it presents a level of risk for tree damage that I am not entirely comfortable with. These are important trees locally and of high amenity value so should be afforded special consideration.
- The following plans dated 11th March 2019 have been submitted:
 - Section Lines / Existing Levels, dwg. no. LLD1425-ARB-DWG-003
 - Sections Through No-Dig Construction, dwg. no. LLD1425-ARB-DWG-004
 - No-Dig Construction Indicative Section / Detail, dwg. no. LLD1425-ARB-DWG-005

These demonstrate the feasibility of no-dig solutions at three separate locations across the site.

Conclusions:

- RPA incursion for this scheme is substantial and mitigation measures need to be explicit and provide confidence that important trees will be adequately protected.
- It is disappointing that despite the earlier helpful refinements to the original documents/plans submitted with the outline application there remains for me an outstanding issue with the proposed 'Minimal-dig' solution for the main vehicle access route into the site. Progress has been made with making refinements to the AIA/AMS and TPP although still not enough detail to provide confidence those important trees will be adequately protected.
- As it stands, I have no option other than to sustain my **OBJECTION** as there is insufficient detail to ensure significant trees will be adequately protected. **OBJECTION** sustained.
- I am satisfied that all arboricultural matters are in principle resolved and that we now have an adequate plan in place, so can proceed to the next stage. As such, I am able to remove my objection.

Recommendations:

- I remain concerned with the 'Minimal-dig' Construction methodology as described in the AIA/AMS, 21/June/18, Rev 01 (p13, para. 4.29) which states that existing soft ground layers within Root Protection Areas are to be removed so as to provide the necessary construction depth and to meet with existing hard surface levels. This is not a 'No-dig' Construction, which is the only methodology I could support alongside these valuable trees. The AIA/AMS and TPP have been revised, with satisfactory reference to and improved description of 'No-dig' solution/methodology.
- The extent and depth of proposed ground level alteration has not been provided in detail or shown on any cross-section drawing, so we cannot be sure these trees will not suffer significant damage. Is it not possible to 'build up' soil levels slightly to achieve an acceptable platform, that better respects the trees? This remains a significant and

outstanding issue. While the applicant suggests 'the proposed levels of the access driveways is a detailed civil engineering exercise which should be conditioned prior to commencement of development' - I consider this to be unacceptable. Given the complexities of developing this site I would wish to have all outstanding arboriculture matters resolved to my complete satisfaction up front and not left to Conditions for fear that in the event that they cannot then be proven to work we would be held hostage to the approval.

- If they can resolve the above concern to my satisfaction, by way of demonstrating how a true 'No-dig' Construction can be achieved across the site at those three areas identified on their Tree Retention and Protection Plan, dwg.no.LLD1245-ARB-DWG-002, Rev02, 21.06.18 and clearly write this into their AIA/AMS and to correspond with the TPP; then I would be able to remove my objection and recommend APPROVAL subject to the following conditions being applied:
 - All activity at the site is to be carried out in strict accordance with: - Arboricultural Impact Assessment Report and Method Statement, Ref: LLD1425-ARB-REP-001, Rev 02, 21/02/2019 (Lizard Landscape Design Ltd).
 - 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 Arun DC Tree Officer and the Arboricultural Expert 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 Tree Retention and Protection Plan ref: LLD1425-ARB-DWG-002, Rev02, 21.06.18.
 - 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 above 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.

- 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 interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

Mark Warwick

Tree Officer / Parks and Greenspace Team