

Planning Officer: Simon Davis

Planning Application Ref: AW/43/18/OUT

Location: 261 Aldwick Road, Aldwick

Description of works: Outline application with some matters reserved for the demolition of existing dwelling and erection of two pairs of semi-detached houses and associated works

Comments on Application:

- I refer to your request for comment, following receipt of further information submitted, as requested - in respect of the impact of this proposed development on trees both on and off the site. The applicant has employed **Lizard Landscape Design Ltd** to prepare an Arboricultural Impact Assessment (AIA) & Method Statement (AMS) along with a supporting Tree Schedule and 'Tree Retention and Tree Protection Plan' (TPP) for this project.
- The Tree Survey data so far as submitted accords with the requirements of BS5837:2012, although there are two notable omissions; namely two maturing sweet chestnut trees in the front garden of 259a Aldwick Road, the subject of a Tree Preservation Order (TPO/1/98/AW) and listed on the corresponding schedule as T1 and T2.
- T1 and T4 as shown on the **TPP dwg.no. LLD-ARB-DWG-002** are also the subject of an Order – TPO/AW/152/10, T-493 and TPO/AW/41/10, T-492 respectively. T4 has been incorrectly identified as a white poplar (*Populus alba*). A small matter; but for the record, it is a hybrid black poplar (*Populus x canadensis*).
- This development were it to proceed has the 'potential' to cause significant harm and irreversible damage to large trees of high amenity value. It is reassuring to see that they have been afforded adequate respect during the design stage and noted for retention - as they can undoubtedly add value to the development whilst preserving the mature high tree cover characteristic of this area.
- Crown reduction proposed for T04 (a fine and large example of oak) is simultaneously described as 'overall' and 'to the eastern edge of the tree canopy by 1.00 metres'. While the logical assumption is that only branches extending laterally to the east are proposed for pruning, the terminology used here leaves some room for misinterpretation and result in inappropriate work being undertaken. A reduction in top tree height usually occurs during 'overall crown reduction' – this is neither necessary or desirable and would irrevocably diminish the tree's visual amenity.

Conclusions:

- Ongoing supervision by a consultant arboriculturist throughout the duration of works is going to be **essential** if the necessary levels of protection are to be achieved. I am not presently satisfied that this has been demonstrated.
- This is generally a well-intentioned plan with suitable methods of construction, although some important elements need clarification for me to be confident that the scheme will effectively protect trees of high amenity value. I list those in the recommendations below. If satisfied with the response to those, I could lend this scheme my support.

Recommendations:

- I look forward to receiving a complete on/off site tree survey so that it fully accords with the requirements of BS5837:2012 and details mitigation measures where any RPA incursion is proposed (re: 259a Aldwick Road).
- Clarification/provision of the following items:
 - A site layout/construction plan must be provided to clearly define where delivery and storage of materials will occur and plant and compounds are to be located, throughout all phases of the development.
 - A schedule of planned visits by the site owner's appointed arboricultural consultant at all key stages of development be submitted (e.g. vegetation clearance, tree pruning, site setting-up/compound, installation of all construction exclusion zones and ground protection measures, ground clearance to facilitate/and installation of 'No-dig' cellular confinement

system, removal of existing hard-surfacing, removal/temporary alteration of tree protection measures at any time) with adequate opportunity for joint inspection by the Local Planning Authority Tree Officer.

- Removal of the word 'overall' from all report/plan references to tree work specification (re: crown reduction), so as to provide absolute clarity for any tree-work contractor (arborist).
- As it stands, I must register an **OBJECTION** as there is insufficient detail/provision of information to ensure significant trees will be adequately protected during the demolition and construction phases.

Mark Warwick

Tree Officer / Parks and Greenspace Team