

CONSULTEE RESPONSE (Council's Arboriculturist)

Date of report: 15 September 2022

Reference: A/102/22/PL

Proposal: 1 No new dwelling. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwelling

Location: Land rear of Oakhurst House and Huntington House, West Drive, Angmering

Case Officer: Louise Shaw

Comments on application:

I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources.

The applicants have employed Hayden's Arboricultural Consultants to prepare an Arboricultural Impact Assessment & Preliminary Method Statement along with a Preliminary AIA plan (Tree Protection) for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.

There are significant off-site trees overlapping the site which are subject of a Tree Preservation Order. Many possess high growth potential and are already important constituents of the local landscape providing visual amenity to the surrounding area. The dwelling will restrict view of those trees from the main estate access road.

The relationship between ground levels of the proposed vehicle access and driveway ('no-dig construction') and adjacent areas has not been described in detail or shown on any cross-section drawing. The viability of this critical element of the development proposal must be revealed via civil engineering exercise, so we can be sure 3rd party preserved trees will not suffer damage and that finished ground levels in a broader context will be acceptable.

Construction is proposed within nominal root protection areas so a detailed Arboricultural Method Statement and Tree Protection Plan will be required to ensure those trees can be suitably protected throughout the development. The preliminary AIA&MS states as much, with the following areas of particular concern to be fully addressed prior to commencement:

Phasing of work, Tree Protection specification, Facilitation pruning, Construction Management Plan (siting of office, compound, welfare facilities), Supervisory Schedule and Reporting Procedure (to include a pre-commencement inspection of approved tree protection fencing/ground protection and report from project arboriculturist confirming compliance with approved scheme, Civil Engineering Exercise undertaken to prove viability of essential 'No-dig' construction driveway).

Shading effect from off-site trees (G001) is likely to be tolerable although heavy deposits of leaf, seed and fruit will be a seasonal nuisance. They will exert considerable influence over rear garden conditions/potential and we should anticipate future tree work applications to control their height and spread which may be hard to resist if the scheme in current form is approved.

I suggest orientating the dwelling to face southeast would provide opportunity for a more harmonious relationship with those established trees (use of garden space) and alternative driveway configuration if ground levels do not support 'No-dig' construction.

Conclusion:

The general 'principle of development' as described is achievable without undue detriment to retained trees although important information necessary to secure that is outstanding.

Recommendation:

If you are minded to approve the application, I recommend the following condition be applied:

Condition 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, the applicant must submit a detailed Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) to the local planning authority for approval. Written confirmation of acceptance of both AMS and TPP must be issued before any works are commenced on site.

Reasons: To comply with BS5837:2012 and ensure the retention and protection 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.

Mark Warwick
Tree Officer,
Environment and Climate Change