

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 14 November 2019 12:59
To: Planning Scanning
Subject: FW: A/104/19/RES
Attachments: A.104.19.RES.doc

From: Mark Warwick [REDACTED]
Sent: 14 November 2019 10:39
To: Andrew Wood [REDACTED]
Cc: Planning.Responses [REDACTED]
Subject: A/104/19/RES

Andrew

Please find my report attached, updated following further information from 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]

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Planning Officer: Mr A Wood

Planning Application Ref: A/104/19/RES

Location: Crete Nursery, Dappers Lane, Angmering, BN16 4EN

Description of works: Approval of reserved matters following A/178/17/OUT for the demolition of existing outbuildings with retention of existing dwelling & erection of 6no. dwellings

Comments on Application:

- The original Tree Survey / Tree Schedule provided on behalf of the applicant is now more than 2years old, generally regarded as a threshold beyond which any condition ratings and management recommendations may no longer be valid. That said, it remains possible to consider the general implications for existing tree stock. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am in agreement with the retention category ratings for on and off-site trees.
- The applicants have employed Epoch Ecology to prepare an Arboricultural Impact Assessment & Method Statement along with a Tree Protection Plan for this project. This was submitted in support of the outline application.
- I am mindful of previous comments and recommendations made by our appointed arboricultural consultant, in his report dated 2nd November 2017 (A/178/17/OUT) that remain relevant at this later time and which I endorse.
- I am pleased to note that a Tree Preservation Order (TPO/A/3/18) applies to the line of hornbeam (previously wrongly identified as beech) trees at the northern boundary of the site and the dominant category A oak tree (T07).

Conclusions:

- There are outstanding issues, previously identified at outline application stage, which must be addressed to our satisfaction. Please refer to paragraphs 3 and 4 from our initial response:

Para.3 - The AMS does not cover in enough detail what is happening with the boundary fencing and garden division fencing within the RPA of the screen of hornbeam trees to the north and off-site – mitigation measures and methodology required here. Addressed and resolved within AMS Addendum.

Para.4 – The AMS does not detail exactly what is happening and the mitigation measures and methodology required here for any revisions to the access drive (widening or resurfacing) that appear to be taking place. Addressed and resolved within AMS Addendum.

- As it stands and until such time as the arboricultural reports and plans are revised, I must register an OBJECTION.
Objection removed.

Recommendations:

- The applicant will need to instruct their arboriculturist to submit a revised set of reports and plans, which address in detail our previously stated concerns.
- 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. EE: 2017-06-080, 20th September 2017.

- 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 the following reports:

i) **Arboricultural Method Statement Addendum, re: EE-19-10250-01, 13th November 2019**

ii) **Arboricultural Impact Assessment and Arboricultural Method Statement, ref: EE-2017-06-080 -- Revision 01, September 2017**

- 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.

3. All permitted tree pruning operations associated with the development must comply with the requirements of British Standard 3998:2010 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.

Reasons: To accord with current industry guidelines and sound arboricultural practice in general.

Mark Warwick
Tree Officer / Parks and Greenspace Team