

Planning Officer: Michael Eastham

Planning Application Ref: A/109/20/RES

Location: Land South of Water Lane, Angmering

Description of works: Approval of reserved matters following outline consent A/99/17/OUT for 175 No dwellings & associated infrastructure. This application may affect the setting of a listed building, may affect the character & appearance of the Angmering Conservation Area & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).

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. Previous consideration from site and familiarity with surrounding areas provides further insight to the proposal.
- The applicants have employed James Blake Associates to prepare Arboricultural Impact Assessment and Arboricultural Method Statement reports for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- Most of the higher value and all trees subject of a Tree Preservation Order are given adequate room to grow and add value to the development. Those to be removed should be compensated for within detailed landscape plans. Drainage layout proposals appear to present no obvious conflict with retained trees.

Conclusions:

- The proposals are supported by comprehensive arboricultural assessment and provision of adequate protection plans and methodology.
- I see no reason to object to the proposal on arboricultural grounds. The development as described is achievable without undue detriment to retained on-site trees, provided there is site supervision (as described in the AMS) at key stages by the project arboriculturist. I draw particular attention to facilitation pruning operations and landscape works (including installation of site perimeter and garden boundary fencing) within Root Protection Areas.

Recommendation:

- 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, written confirmation is required from the Arboricultural Expert representing the site owner(s), confirming that all protective fencing has been inspected and found to be 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the **Tree Protection Plans, dwg nos. JBA 19/283 TPO1, JBA 19/283 TPO2, JBA 19/283 TPO3, - Rev B.**

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: - **Arboricultural Method Statement, JBA 19/283 AR02 Rev B, 13 November 2020**
- 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.

3. Any tree pruning considered essential to enable the agreed development or subsequently agreed with the local planning authority Tree Officer, 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.

Reasons: 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