

Planning Officer: Mrs A Gardner

Planning Application Ref: A/161/21/DOC

Location: Broadlees, Dappers Lane, Angmering, BN16 4EN

Description of works: Approval of details reserved by condition imposed under A/114/18/PL relating to condition 10-retention of existing trees/bushes/hedges.

Comments on Application:

- I walked the site on 7th October 2021 and had the following **Tree Protection Plan** to refer to:
 - **Drawing No. B21056-601A** from The Landscape Partnership.
- The plan and supporting report **Tree Protection Proposals** from The Landscape Partnership, July 2021 promote BS5837:2012's default specification for fencing, to form an effective construction exclusion zone (CEZ) around retained trees.
- It is probably not true to state (para. 3.3) that '*construction of the proposed development is wholly outside the tree protection areas of retained trees.*' That said, it is encouraging to see temporary ground protection promoted within root protection areas where construction related activity is planned (para. 5.2). There appears to have been an early attempt to implement that alongside T36-T38, although it is unlikely to be effective now and certainly vulnerable to further disruption if not removal during groundwork operations. All existing ground protection will need to be removed and replaced with fresh materials.
- I found the majority of fencing to be correctly located and 'fit for purpose', although the following inadequacies will need to be rectified before we can be satisfied that some of the higher value trees will be adequately respected and protected throughout the construction phase:
 1. Root protection areas have not been fully respected, with fencing incorrectly positioned and or absence of effective ground protection adjacent T14 and in the area of T36-T38. In the case of T14, it is likely to be necessary for partial (approved) removal of G16 to facilitate an effective CEZ.
 2. There are no all-weather notices to describe the purpose of the fencing, as detailed in para 5.5 of the report and illustrated at Appendix 2 of same.

Note: Photographs can be made available on request.

Recommendation:

- The applicant should instruct their project arboriculturist to attend site and supervise the necessary refinements and submit a brief report to us confirming their completion, preferably with supporting photographic evidence. Once that information has been received, we should be in a position to recommend approval for this application.
- The project arboriculturist (The Landscape Partnership) has returned to site and provided written confirmation of compliance with their submitted Tree Protection Plan, drawing B21056-TLP-601, 12-07-2021. This is supported with photographic evidence.
- I am satisfied that the applicant has met the requirement of Condition 10 (A/114/18/PL) that requires all retained trees/bushes and hedges be protected by a fence in accordance with BS5837:2012. I recommend the above Tree Protection Plan be approved.

Mark Warwick

Tree Officer / Parks and Greenspace