

Planning Officer: David Spring

Planning Application Ref: A/166/19/RES

Location: The Laurels, Dappers Lane, Angmering, BN16 4EN

Description of works: Approval of Reserved Matters following Outline consent (Reference A/74/18/OUT) relating to the layout, scale, appearance and landscaping for the erection of 9no two storey dwellings consisting of 2no two-bedroom dwellings, 3no three-bedroom dwellings and 4no four-bedroom dwellings

Comments on Application:

- The applicants have employed Lizard Landscape & Design Ltd to prepare an Arboricultural Impact Assessment & Method Statement along with a Tree Retention and Protection Plan for this project.
- 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.
- I am mindful of previous comments and recommendations made by our appointed arboricultural consultant, in his report dated 20th June 2018 (A/74/18/OUT) that remain relevant at this later time and which I endorse.
- While there are few trees of even moderate quality, the extent of tree loss across the site is high and so it is pleasing to note our Landscape and Leisure Officer is satisfied with the soft-landscaping element of their proposals. I welcome the heavy reliance on use of native species within the tree-planting scheme.

Conclusions:

- There appears to be absence of any approved drainage strategy for the site, including the position of any soakaways or attenuation features. This fundamental element of the design ought to be addressed to our satisfaction in association with layout proposals, so that we are not subsequently held hostage to flood mitigation measures which could then impact heavily on retained/proposed trees or landscape plans.
- As it stands, I see no reason to object to these proposals on arboricultural grounds.

Recommendations:

- If you are of a mind to approve the above scheme, I recommend the following conditions be 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 Retention and Protection Plan, LLD1392-ARB-DWG-002, Rev 02.**
 - 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: - Arboricultural Impact Assessment and Method Statement, Ref. LLD1392-ARB-REP-001, Rev 02.

- 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 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