

Planning Officer: Anita Gardner

Planning Application Ref: A/196/17/DOC

Location: Angmering Manor Hotel, High Street, Angmering

Description of works: Application for Discharge of Conditions 5, 6, 7 & 8 (A/76/15/PL)

Comments on Application:

Condition 5 – *‘No development shall take place on the site unless and until the protective fencing detailed on drawing TPP 15/956 001 has been provided and the siting agreed by the Local Planning Authority's arboricultural officer and the fencing must be retained throughout the course of the development.’*

- No protective fencing has been installed at the site to secure ‘construction exclusion zones’ about significant retained trees.

Condition 6 – *‘When excavating for the new developments foundations any root structure exposed with a diameter over 25 mm should be retained. If the contractors wish to remove roots of over 25mm in diameter, then the Local Planning Authority Arboricultural officer must be informed to supervise any root pruning/removal. This condition should be adhered to in completing the ground works in the Root Protection Area of T2, T5, T7, T9, T17, and T28.’*

- No excavation or ground work of any description has commenced, so I am unable to supervise any root pruning or removal.

Condition 7 – *‘Prior to commencement of any construction works the implication of effective ground protection must be achieved to protect the RPA of T38. The Local Planning Authority arboricultural officer must check this protection before the construction works commences.’*

- No ground protection has been installed to adequately protect the RPA of T38.

Condition 8 – *‘When completing the pruning operations to both T5, T7 and T9, the following conditions must be adhered to;*
Crown Reduction

All side branches to be retained should be at least 1/3rd in diameter of the removed branch. Pruning cuts must be flat and smooth, kept as small as possible by cutting at an optimum angle and should not exceed 100mm in diameter.

Crown Clean

The Crown Clean should consist of deadwood and stub removal where all cuts should be made to the branch collar. Where crossing branches are encountered the weaker branch/branches should be reduced or removed to avoid contact between them. The remaining branch/branches should be shortened as appropriate to relieve ‘end weight’ and sudden exposure by reducing the leaf bearing branch tips by no more than 30%.

Crown Lift

Branches found within the clearance height having diameters greater than 100mm should be shortened and no more than 15% of the leaf bearing growth of that branch should be removed to facilitate the unobstructed free passage of vehicles and pedestrians.’

- No tree pruning operations have been undertaken so I cannot assess the quality of same.

Conclusions:

- There was no physical evidence of any site preparation or tree pruning work associated with the planned development (A/76/15/PL) at the time of my inspection; therefore I am not in a position to discharge any of the conditions.

- There are notable discrepancies between the recommendations in the applicant's arboricultural report (Arb Consultancy Ltd, Ref:15 956 - and as incorporated within the aforementioned conditions) and the recent letter from Kestrel Homes (sent as attachment, via email 05/Dec/17). I respond to their list of proposed revisions as follows;
- 5) This is a substantial departure from the agreed type and methodology in respect of protective fencing. Tape and post is not going to be 'fit for purpose', a requirement of BS5837:2012 - especially so where mechanised plant and the storage of materials are required on site.
- 6) Hand-digging should be the only method of soil excavation when undertaking within the designated root protection areas. Breaking up of existing hard surface can be done using mechanical means with due care and to the extent that underlying soil is exposed and thereafter can be reasonably dug with hand tools.

Tree protection plan (TPP 15/956 001) as submitted in support of A/76/15/PL remains valid and I have not seen any further plan produced by Arb Consultancy Limited.

Recommendations:

- This would be an opportunity to send a timely reminder to the developer that I am not going to be satisfied with the type of fencing now proposed. They perhaps ought to also review their Arboriculturist's report, with particular attention to the Arboricultural Method Statement therein to ensure they have planned for adequate fencing throughout the site, suitably specified ground protection around T38, and suitably specified 'no-dig' cellular confinement preparation and installation - so that conditions stand a realistic chance of being discharged and in a timely manner.

Mark Warwick

Tree Officer / Parks and Greenspace Team