

Planning Officer: Ms Myer

Planning Application Ref: A/227/21/OUT

Location: Wilmington, Arundel Road, Angmering, BN16 4ET

Description of works: Outline application with all matters reserved (except access) for the erection of 7no. residential dwellings, vehicular & pedestrian access, with all matters reserved except for access. This application is a Departure from the Development Plan (Countryside)

Comments on Application:

- The applicants have employed PJC Consultancy to prepare an Arboricultural Impact Assessment & Method Statement (AIA/MS) along with a Tree Protection Plan for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- Although we are only considering access and the principle of development, it is also useful at this stage to have a layout proposal from which to identify any potential conflicts between landscape and construction.
- Established oak trees on and around the site are already important constituents of the local landscape and can also provide visual amenity and mature outlook to any scheme, so must be afforded sufficient room to allow future growth (above and below ground level) without constraint if they are to flourish post-development.
- There must be overriding justification for RPA incursion, not a presumption that BS5837:2012 – Trees in relation to Design, Demolition and Construction promotes activity in the RPA. It does not. It presents a range of options to consider, where such incursion is unavoidable or where no reasonable alternative exists. A layout that does not follow these principles should be resisted.
- Providing an effective surface water drainage strategy appears to be a challenge for this site. That fundamental element of design ought to be addressed to our satisfaction at earliest opportunity and certainly no later than Reserved Matters stage, so that we may not subsequently be held hostage to flood mitigation measures which could then impact heavily on retained trees/landscape plans.
- I draw attention to the nominal root protection areas (RPA) of retained trees and their growth potential as obvious constraints to the siting of any SUDS (e.g., attenuation pond, swale) or introduction of subterranean utility apparatus. The provision of appropriate buffer/easement around such features must also take into account that growth potential (roots), to limit the risk of damage occurring during future maintenance of the same from compaction of soil.
- In respect of any soft-landscape proposals, I defer to our Leisure and Landscape Officer. Whilst no significant loss of public amenity will arise from planned tree removals, the volume of canopy loss and carbon storage should be mitigated with an ambitious programme of tree replacement. The area is characterised by established oak woodland and species choice should complement that habitat.
- The AIA/MS Report promotes a specification for Tree Protection Fencing in paragraph 3.4.2. (p12). It states: *'The specification for tree protection fencing shall be metal welded mesh panels in concrete or rubber feet..... (refer to Appendix 7)'*. That specification will provide 'fit for purpose' protection at the majority of Construction Exclusion Zones, although I would request a higher specification (around T1 & T2 for example) where retained trees are isolated within the construction area. For clarity, I would expect to see those mesh panels mounted on a rigid scaffold framework supported by back-stays and vertical poles at appropriate intervals and driven a minimum 600mm into the ground – (as per Figure 2, BS5837:2012, *Default specification for protective barrier*).

Conclusions:

- Arboricultural impacts from the proposed access and associated sightline requirements are tolerable and mitigation can be provided for within a detailed landscape plan.
- The principle of development as described is achievable without undue detriment to established trees of higher value (Category A and B) and adjacent woodland.
- The plot size and configuration appear broadly sympathetic to the established trees (mostly English oak) across the site, although the overall layout and surface water drainage strategy must evolve to allow inviolate RPAs and adequate easement around any Suds features; for those trees to flourish post-development and subterranean apparatus to remain effective throughout their anticipated lifespan.

Recommendations:

- I recommend APPROVAL for this application.
- I recommend the making of a Tree Preservation Order in respect of (PJC refs.) pedunculate oaks **T1, T2, T3, T4, T5, T7, T11, T12, T13, T15, T19 & woodland compartment NE and inclusive of G30** to preserve their place in the landscape. TEMPO forms and GIS plan for this purpose will be forwarded separately.

Mark Warwick
Tree Officer / Greenspace