

Planning Officer: Mrs A Gardner

Planning Application Ref: A/25/20/DOC

Location: New Place Nursery, Land at Arundel Road, Angmering, BN16 4ET

Description of works: Approval of details reserved by condition imposed under ref A/131/16/OUT relating to Condition No 4 - surface water drainage

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. Despite further information provided by the applicant, it was necessary for me to return to site on 14th May to confirm the identify of trees affected within group (G2).
- It should be noted for consideration, that the Arboricultural Method Statement approved under A/150/19/DOC states the following:
 - 10.3 All drainage and underground service routes are located beyond the RPA (Root Protection Area) of all retained trees.
 - 14.1 Key activities for supervision include; Erection/Dismantling of Tree Protection Barriers, Ground works and services within RPA.
- The applicants have instructed The Urban Forest Consultancy to revise the above Arboricultural Method Statement inclusive of Tree Protection Plan (Rev A) in support of the latest Drainage Layout proposal, Dwg. No. 100, Rev.P5 from CGS Civils.
 - It is encouraging to note the re-alignment (this must be secured to site hoarding) of tree protective fencing to achieve an effective construction exclusion zone either side of the proposed service installation work, thus limiting the damage to retained trees. Maximum 3m wide working zone. **This should be installed as described here and 'signed off' by project arboriculturist prior to any work within RPA of G2.**
 - The work zone looks to have a width of 2.5 -3.0 metres which I expect to be adequate room for the operation.
 - **The Tree Protection Plan (Rev A) does not replicate the latest drainage layout around Plot 9 and so will need to be further revised.**
- Dwg. No. 100, Rev.P5 provides some illustration of local tree cover. T32 and T33 are proposed for removal to facilitate the drainage layout. I have been able to determine from site with a high degree of confidence the following:
 - T30 is a semi-mature multi-stemmed oak (*Q.robur*), the nearest tree of individual high value to the proposed works and is a sufficient distance away to not be adversely affected if the tree protection measures are installed as I have described and illustrated on The Tree Protection Plan.
 - T31 is a semi mature ash, showing signs of advance dieback.
 - T32 is a healthy looking early mature hawthorn. Its removal is unfortunate, but this tree is not of such individual merit to deny the installation of apparatus at this late stage of development.
 - T33 is a semi mature ash, showing signs of advance dieback.
 - South of T33 (not shown on the plan) is another ash similar in age and condition.
The applicant should consider the above interpretation of trees in relation to their proposal and provide written agreement with the same.
- The likely loss of the above trees is tolerable and mostly necessary (health and safety) but will temporarily have a negative impact on the character of the area. As such, stumps should be left just above ground level and left un-treated to encourage regrowth. **Natural regeneration is to be encouraged but may need to be supplemented with replacement planting (native species only) if the overall integrity and aesthetic of the site boundary is compromised/diminished.**

Recommendation:

- We should await further information, revisions and agreements (as highlighted above) before discharging the condition.



Fig.1. View from Arundel Road looking west across to existing highway manhole cover and trees proposed for removal (T32 & T33).



Fig.2. View north up Arundel Road from opposite southeast corner of site.

Mark Warwick
Tree Officer / Parks and Greenspace Team