

Planning Officer: Michael Eastham

Planning Application Ref: A/38/18/RES

Location: Manor Nursery, High Street, Angmering

Description of works: Approval of reserved matters following outline consent A/51/14/OUT relating to appearance, landscaping, layout & scale for demolition of the existing Manor Nursery Garden Centre & hard standing & redevelopment for 32No. dwellings with associated access, public open space & landscaping

Comments on Application:

- The applicant has employed LIZARD Landscape Design and Ecology to submit Arboricultural Impact Assessment and Method Statement (LLD1275-ARB-REP-001, Rev.02) inclusive of Tree Survey and Tree Constraints/Retention/Protection plans.
- T07 – lime is a large and mature tree of advanced age that has high public amenity value. It is clearly the most important tree in relation to the development. The proposed site layout suggests significant Root Protection Area (RPA) incursion will occur - demolition and soft landscaping work.

Conclusions:

- T07 – lime by virtue of its value and vulnerability to damage demands a clear and ambitious protection plan to ensure it is afforded adequate respect.
- The previous request for a Tree Protection Plan (TPP) which adequately respects this important tree has been met in part, but remains open to interpretation which is unsatisfactory.
- The fencing must be ‘fit for purpose’ and form an effective Construction Exclusion Zone (CEZ) around the RPA which overlaps the development. Any planned incursion into the CEZ for the purpose of removing hard standing must be undertaken in full accordance with existing conditions, namely the advance approval of the Local Planning Authority and preferably under supervision of the project Arboriculturist.
- The TPP (dwg.no LLD1275-ARB-DWG-002, Rev 03) must now be revised to clearly show the line (legend - bold blue) of protective fencing outside of the RPA of T07 and other retained tree RPAs which overlap the development.

Recommendations:

- As it stands, I must lodge an **OBJECTION**, although I expect to be able to remove the same on receipt of a revised TPP plan that addresses my concern stated above.
- I recommend the making of an Order for T07 – lime to preserve its presence in the local landscape and attach TEMPO form and GIS plan for this purpose.

Mark Warwick

Tree Officer / Parks and Greenspace Team

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 19th July 2018

Surveyor: Mark Warwick / Tree Officer, Parks and Greenspace Team

Tree details

Tree/Group No: T1

Species: Lime (*Tilia* sp.)

Location: North of Manor Nursery (formerly), High Street, Angmering

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes **5**

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes **2**

*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes

4

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | |
|--|
| 5) Principal components of arboricultural features, or veteran trees |
| 4) Tree groups, or members of groups important for their cohesion |
| 3) Trees with identifiable historic, commemorative or habitat importance |
| 2) Trees of particularly good form, especially if rare or unusual |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) |

Score & Notes

1

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

- | |
|-------------------------------|
| 5) Immediate threat to tree |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes

3

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:

15

Decision:

TPO defensible

North of Manor Nursery (formerly), High Street, Angmering



Scale 1:1000 @ A4

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