

From: Michael Eastham
Sent: 03 October 2018 15:54
To: Planning.Responses
Subject: FW: A/38/18/RES

Please upload the additional consultation response from ADC Arboriculture onto Ocella for A/38/18/RES.

Thanks,

Michael

From: Mark Warwick
Sent: 03 October 2018 14:58
To: Michael Eastham
Cc: Planning.Responses
Subject: A/38/18/RES

Michael

Please find attached my comments/observations for your consideration.

Regards,

Mark

Mark Warwick | Tree Officer, Greenspace, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West
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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. A revised Tree Retention and Protection Plan (dwg.no LLD1275-ARB-DWG-002, Rev 04) has been submitted and meets these requirements.

In respect of T7 and the proposed manual excavation of hard standing within the RPA, I believe it is necessary to apply an additional condition to ensure the project arboriculturist is actively involved on site before and during this element of work.

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.
- Having now received a satisfactorily revised Tree Protection Plan I can now remove my objection and recommend approval for this Reserved Matters application, subject to the following conditions being applied:

- All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Assessment and Method Statement (LLD1275-ARB-REP-001, Rev.02)** , dated 14th March 2018 (LIZARD Landscape Design and Ecology).
- 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 Arun DC Tree Officer and the Arboricultural Expert representing the site owners -- at this meeting all protective fencing will be inspected along with any ground protection measures -- they will be assessed to verify that they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Protection Plan, dwg.no LLD1275-ARB-DWG-002, Rev 04**.
- If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Area (T7) 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.

Mark Warwick

Tree Officer / Parks and Greenspace Team