

Planning Officer: Mr A Wood

Planning Application Ref: A/62/19/PL

Location: Old Blacksmith's Yard, Water Lane, Angmering, BN16 4EP

Description of works: Erection of 2no. semi-detached dwellings with associated access, car parking & landscaping. This application may affect the setting of a listed building

Comments on Application:

- The applicants have employed **Lizard Landscape Design and Ecology** to prepare an Arboricultural Impact Assessment & Method Statement along with a Tree Retention Protection Plan for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am broadly in agreement with the retention category ratings for on and off-site trees but feel the off-site poplar trees have been under-rated slightly. This is important to note, as their growth potential and impact on the development must be a major consideration when determining appropriate building foundation type/depth and potential for seasonal nuisance arising from leaf and seed dispersal.

Conclusions:

- There are no trees of high value that need to be removed or harmed by this development. Off-site trees adjacent the sites eastern boundary are to be adequately protected.
- As it stands, I see no reason to object to these proposals on arboricultural grounds.

Recommendations:

- I recommend **APPROVAL** for this scheme, 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, ref. LLD1688-ARB-REP-001**
- 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 Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) – at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Retention Protection Plan, dwg.LLD1688-ARB-DWG-002-TRPP**

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