

Planning Officer: Michael Eastham

Planning Application Ref: A/70/18/DOC

Location: Quiet Waters, Roundstone Lane, Angmering

Description of works: Application for approval of details reserved by condition imposed under planning permission A/132/17/OUT relating to condition No. 17 (Tree scheme of protection) & 22 (Contamination risks)

Comments on Application:

- I visited the site earlier today and was able to inspect the whole secured development site, having been provided with the appropriate combination lock number. I had the following Tree Protection Plans to refer to:
 - Drawing No. NJCL 252 C, dated 21.05.2018, from Nicholas Jones Consultants Ltd., submitted in support of A/81/18/RES
 - Drawing No. RCo 193/01 (Rev:02), dated 05.01.2017, from Ramsay & Co Landscape Architecture, submitted in support of A/132/17/OUT
- Both plans appear to specify 'fit for purpose' fencing in similar if not identical position, to effectively form a construction exclusion zone around significant retained trees, as is standard practice and required by BS5837.
- None of the aforementioned fencing has been installed or even brought to site at this time. I attach photographs taken at the time of my inspection.
- Deep excavation has recently been undertaken in connection with underground utility apparatus immediately inside the main site entrance. This does not interfere with the root protection area of trees proposed for long-term retention.

Conclusions:

- I do not understand why the developer would seek a DOC at this stage, as I see no practical benefit to discharging it at this stage. Furthermore, I see no additional constraint on them arising from waiting until the Tree Protection measures have been correctly installed.
- The provision (and subsequent agreement by the LPA) of a suitable Tree Protection Plan (TPP) is not of itself sufficient to discharge the condition. This has always been MY approach and one I am familiar with having been followed by experienced practitioners of BS5837:2012.
- Any tree protection measures must be in place before heavy plant access, soil movement, demolition or construction occurs. The prior installation of an effective 'Construction Exclusion Zone' and any specified ground protection measures must be inspected by and be to the satisfaction of the LPA (Tree Officer) before the appropriate condition can be discharged. Anything less and we are facilitating the occurrence of potentially irreversible damage to those trees identified for retention.
- Once those measures are in place, I would be happy to make a prompt inspection and then hopefully be in a position to promptly recommend signing off that part of their application for a Discharge of Condition.

Recommendations:

- The developer must now install permanent fencing in accordance with their most Tree Protection Plan and as a matter of urgency; to form effective Construction Exclusion Zones so as to adequately respect and protect significant trees on site before any further work occurs.
- As things stand, I am unable to recommend 'signing off' on this part of Condition 17.

Mark Warwick

Tree Officer / Parks and Greenspace Team



Fig.1



Fig.2



Fig.3



Fig.4



Fig.5



Fig.6



Fig.7



Fig.8