

Planning Officer: Mrs A Gardner

Planning Application Ref: A/9/19/PL

Location: Pound Place, Roundstone Lane, Angmering, BN16 4AL

Description of works: Demolition of existing dwelling & erection of a 62 bedroom care home (C2 Residential Institution) with car park, landscaped gardens & access from Roundstone Lane (resubmission following A/51/18/PL).

Comments on Application:

- The applicant has employed Andrew Day Arboricultural Consultancy to submit an Arboricultural Report inclusive of Tree Survey Schedule and Tree Protection plan, dated January 2019.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- The above report understandably highlights the negative characteristics of the dominant cypress tree groups, which are a serious constraint to harmonious development (as proposed). It is important to note their TPO status and recognise their landscape value, all-year round screening and wind-break/noise reduction qualities.
- With a few notable exceptions, the vast majority of trees potentially influenced by these proposals are confined to the perimeter and which provide valuable evergreen screening between adjacent developments. Although individually of limited merit they do have considerable group value. Approximately 2/3 of the boundary trees are proposed for removal – the retention of the remainder will undoubtedly add value to the development in the short-medium term.
- I am pleased to note that superior tree group (G2) along the west boundary (adjacent Roundstone Lane) is to be retained. This will provide valuable screening throughout duration of any works and continue to add value to the street scene post-development.
- I have considered the choice of tree species, as detailed and illustrated on the Boundary Planting Outline Landscape Proposals Plan (Outline Soft Landscape Master Plan), dwg. no. J180649-GL-DR-3-001, Rev C, August 2018. I am satisfied with the use of established native high hedging as adequate compensation for the loss of cypress/pine trees. My only preference would be to re-consider the use of *Betula pendula* in the four species mix, a tree-type not noted for its tolerance of hard pruning and with much less life expectancy than the other three. A more hardy and complementary choice would be *Acer campestre*.
- In respect of tree groups G1-G3 I accept that a degree of height reduction and trimming of lateral branches would be beneficial (to both mitigate the risk of future stem/branch failure events and improve conditions for adjacent dwellings) but suggest a maximum of 30% height reduction be permitted, where tolerable. A careful determination of any previous height reduction work should be made so that any further 'topping' does not create large wounds across parent stem diameter and is restricted to subsequent growth.

Conclusions:

- On balance, I can support the proposed high quantity of tree removal which is necessary to achieve and complement the proposal but the losses must be compensated for with an ambitious replacement tree planting programme. New trees must offer longevity and provide aesthetic and ecological value to the surrounding area. On this issue, I defer to Sue Howell / Landscape and Leisure Officer (Parks and Greenspace Team) who has already provided you with an initial consultation response.

Recommendations:

- On submission of a suitably detailed Landscape Plan and clear specification of tree pruning works proposed for each group of retained cypress trees (G1-G3 incl.), I would be able to recommend APPROVAL for this application, subject to the following conditions:
 - All activity at the site is to be carried out in strict accordance with: - Andrew Day Arboricultural Consultancy, **Arboricultural Report, Rev 1, dated 10th January 2019.**
 - 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 to verify it is 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Protection Plan, Rev 1, dated 8th January 2019.**
 - A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Arun DC Tree Officer.
 - If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones 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.

- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010
- Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interests of the tree's continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

Mark Warwick

Tree Officer / Parks and Greenspace Team