

Planning Officer: David Easton

Planning Application Ref: BE/40/18/PL

Location: Land West of New Barn Lane, Bersted

Description of works: New access from New Barn Lane to Land West of New Barn Lane & relocation of 5 No. existing parking spaces

Comments on Application:

- The applicant had employed FPCR Environment and Design Ltd to undertake an Arboricultural Assessment (May 2016) inclusive of Tree Retention Plan (TRetP) Figure 3 (Dwg.No.7096-A-NBL-06C) , in support of associated planning application (BE/77/16/OUT).
- As stated in their Proposed Access Plan Statement; the TRetP has informed the design of this new access. I have been unable to retrieve a copy of plan drawing number so have relied upon their current access plan prepared by Pell Frischmann (dwg.no.A13395-T-001) which appears to correlate with the aforementioned TRetP.
- T1 (oak) appears to be healthy, structurally sound and with good life expectancy (>40years). Despite its compact form arising from heavy low limb development and exposed location, It has landscape value and is highly visible to the public. It's attributes were previously recognised by making it the subject of an Order (TPO/BE/1/16). As development advances locally it will take on greater significance as a landmark tree of strong visual interest.
- As such, I regard this tree as being of retention Category A2 rather than the B1 rating it had been assigned, although I concur with the tree measurements recorded and associated Root Protection Area (RPA).
- The proposed relocation of parking spaces does not impact on the RPA of any significant retained tree.

Conclusions:

- A degree of RPA incursion on the south-east aspect is proposed, not exceeding 1m intrusion and this is acceptable. This will be accurately marked out at the time of our joint pre-commencement site meeting and define part of the Construction Exclusion Zone (CEZ).
- The applicant will now need to ask their appointed Arboriculturist to submit a Tree Protection Plan that adequately protects the remaining RPA of T1-Oak throughout the duration of any development.
- Facilitation pruning will be necessary, involving the careful reduction back of branches to achieve installation of tree protective fencing at the correct position.

Recommendations:

- The proposed access is logical and achievable without undue harm to this tree, as such I am able to lend this scheme my support. I would therefore recommend APPROVAL subject to the following conditions being applied:
1. All construction works are to be carried out in strict accordance with:-
Tree Protection Plan ref: yet to be prepared.
 2. Prior to any construction works taking place or the introduction of any machinery and plant to the site, the following issue must be resolved to our satisfaction:-
 - **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 protective fencing will be inspected – this will be assessed to verify it is 'Fit for Purpose' as required under British Standard 5837 and have been erected and positioned exactly as shown on the **Tree Protection Plan ref: yet to be prepared.**

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 are not compromised so they can continue to enhance the landscape and amenity of the area.

3. Tree pruning work must be carried out by an experienced and competent Arborist. 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 trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

Mark Warwick

Tree Officer / Parks and Greenspace Team