Arun District Council

Date Inspected: 14th February 2017

Planning Officer: Claire Potts

Planning Application: Seeking advice on an **OUTLINE** planning application for the demolition and construction of 300 new dwellings on this site.

Reference: **CM/1/17/OUT**

Location: **Land west of Church Lane & south of Horsemere Green Lane, Climping**

Comments:

- The applicants have employed the **Phlorum Arboricultural Consultancy** to carry out a tree survey and then prepare an Arboricultural Impact Assessment to support this Outline Application inclusive of Tree Constraints Plan & Tree Protection Plan which is comprehensive and accords with the requirements of BS5837:2012.
- I have reviewed the site and the Draft Master Plan prepared by:- **JRP planning/architecture/landscape practice Drwg No. P14 4899 01 RevD – 1:1250@A1 – December 2016.**
- The most important trees on this site are contained within the southern and western woodland shelterbelts which separate and screen the site from the main roads abutting it. The Phlorum tree survey highlights some individual A & B graded Oaks and other tree species which should ideally be retained as part of the design layout.
- I note that there is an Open Space area shown at the western end of the site which would provide adequate respect and protection for the shelterbelts along that road boundary.
- As regards the southern boundary there is a proposal to form a new roundabout and this will take out a large chunk of the belt which according to the tree survey schedule contains some A & B graded trees. This loss would need to be mitigated by a significant amount of new tree planting as part of the new layout proposals so the Landscape Master Plan is going to be very important on this scheme.
- In addition to this I have concerns that the rear of properties along this boundary face due south directly towards the shelterbelt trees – thus if adequate provision is not made to incorporate a buffer strip and distance the gardens from the shelterbelt then they will intensely shade the gardens and we will be under pressure to allow pruning or felling in the future which will undermine the integrity of the feature. It would be better to see the roads and footpaths located around the periphery of the site.

Conclusions:

- The accuracy of the base Tree Survey data submitted in support of this outline application is acceptable and accords with BS5837 recommendations.
- However, there will be a need to address the points I raise above before they come in with a detailed layout seeking approval.
- Given the importance of the woodland shelterbelts I will need to assess them for their suitability for protection by means of a Tree Preservation Order **IF** they are not already covered by same?
- The applicants will need to have their arboricultural consultants prepare and submit an Arboricultural Method Statement & Tree Protection Plan report in support of any future detailed layout.

Recommendations:

I find that the base data submitted in support of this outline application is acceptable and supportable and I would therefore recommend **APPROVAL** subject to the following Conditions being applied to this project:-

1. All construction works are to be carried out in strict accordance with **:-**

   Arboricultural Method Statement Report Ref: yet to be prepared and Tree Protection Plan ref: yet to be prepared.

2. Prior to any construction works taking place or the introduction of machinery and plant to the site the following issues must be resolved to the complete satisfaction of Arun District Council :-

   - A **PRE-COMMENCEMENT Site Meeting** is to take place between the Arun DC Tree Officer and the Arboricultural Consultant representing the site owners – at this meeting all protective fencing will be inspected

along with 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** Ref: **yet to be prepared.**

- 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.

Bernie Harverson

Consultant Arboriculturist