

Planning Officer: Mrs A Gardner

Planning Application Ref: CM/21/19/PL

Location: Land adjacent to Scyld, Horsemere Green Lane, Climping, BN17 5QZ

Description of works: Construction of 9no. dwellings, access, landscaping and associated works

Comments on Application:

- The applicants have employed Lizard Landscape and Design Ltd to prepare an Arboricultural Impact Assessment & Method Statement along with Tree Retention and Protection Plans for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am generally in agreement with the retention category ratings for on and off-site trees.
- The proposal has already involved the removal of a large number of established trees across the site, including those of highest quality. The opportunity to assess the public amenity value (existing or potential) of many on-site trees has long since passed. Off-site trees overlapping the development are potentially at risk of damage. Taken together, this exploitative approach to the site has both sought to maximise unit potential without the provision of open space and necessitated ambitious tree protection measures for those to be retained.

Conclusions:

- At this late stage and whilst uncomfortable with the degree of tree loss across the site already and lack of any detailed landscape plan (including a compensatory tree planting scheme), I have no reason to object solely on arboricultural grounds.

Recommendations:

- I recommend **APPROVAL** subject to the following conditions being applied:
- All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Assessment & Method Statement, Lizard Landscape and Design Ltd, ref. LLD1488-ARB-REP-001, Rev 01, 20 May 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 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 Protection Plans, dwg. nos. LLD1483-ARB-DWG-003 Rev 01 and LLD1488-ARB-DWG-004 Rev 01.**
- 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 Planning Authority's 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.

Mark Warwick

Tree Officer / Parks and Greenspace Team