

Planning Officer: Zac Denton

Planning Application Ref: CM/37/18/OUT

Location: Mistletoe Farm, Horsemere Green Lane, Climping BN17 5QZ

Description of works: Outline application with some matters reserved for the redevelopment of site with 2 no. 4-bed detached bungalows & associated works (resubmission following CM/10/18/OUT). This application is a Departure from the Development Plan.

Comments on Application:

- The most valuable tree growing wholly on the site (T40 – beech) is now the subject of an Order (TPO) and should be considered sacrosanct. Companion trees which contribute to group cohesion and form an attractive arboricultural feature in the centre of the site – could and should be retained. They will add a visually attractive and mature outlook to this part of the development.
- The revised layout provides an opportunity to retain mature trees of value, although it is not yet clear exactly which trees are to be retained or removed across the site.

Conclusions:

- I find the revised layout (essentially a reduction in units) to be far more acceptable, as it seeks to retain Category A and B trees previously identified for removal; although I remain concerned about the potential loss of trees across the site and risk of damage to third party trees along the site's eastern boundary.
- The existing tree schedule needs to reflect all and any changes to the original proposal and those must be shown on an updated tree retention and protection plan. The Arboricultural Impact Assessment and Arboricultural Method Statement must also reflect those changes where required, so that there can be no ambiguity and those documents can then form part of any subsequent condition.
- The project arboriculturists Lizard Landscape Design Ltd have submitted a revised AIA, AMS and Tree Retention and Protection Plan (TRPP) to reflect the required changes. The AIA makes early reference to the initial (superseded) TRPP which is unfortunate as the rest of the document is supportable. It is important for all to note that the latest TRPP as described in conditions below is the ultimate and defining plan that instructs the process on-site.

Recommendations:

- The applicant should, where relevant, provide us with an updated tree schedule, AIA, AMS and set of plans. On receipt of those, I should be in a position to lend this scheme my support and provide you with a number of standard conditions to ensure those trees retained are best respected and protected.
- I am now able to remove my objection and recommend **APPROVAL** for this scheme, subject to the following conditions being applied:
 - All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Assessment and Method Statement, Ref: LLD1394-ARB-REP-001, Rev 02, 25-Jan-2019 (Lizard Landscape Design Ltd).**
 - 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 along with any 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 Retention and Protection Plan ref: LLD1394-ARB-DWG-002, Rev02.**

- 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 above 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 trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

Mark Warwick

Tree Officer / Parks and Greenspace Team