ARUN DISTRICT COUNCIL **Date:** 23/02/2015

ADC PARKS & GREENSPACE ARBORICULTURE

FROM: Dafydd Lloyd **TO:** Anita Gardner

PLANNING APPLICATION: EP/2/15/RES

ADDRESS: The Martlets Sea Road East Preston BN16 1JP

BRIEF DESCRIPTION: Approval of reserved matters following outline consent EP/83/12/ for 5 No. dwellings.

INSPECTION DATE: 24/02/2015

RECOMMENDATION:

Objection		No Objection	x	Split Decision	
Comment	x	Recommendation	x	Suggested Conditions	
Tree Replacement		**Dead/Dangerous**		CA & Amenity Value	

T1 Species: Bay Laurel *Laurus nobills* **Height:** 8 meters **Average Branch Spread:** 4 meters **Crown Condition:** fair to poor **Form:** fair to poor **Age Class:** Mature

T2 Species: Goat Willow *Salix caprea* **Height:** 9 meters **Average Branch Spread:** 4 meters **Crown Condition:** fair **Form:** fair **Age Class:** Semi-mature

T3 Species: Ornamental Cherry *Prunus spp* **Height:** 8 meters **Average Branch Spread:** 2.5 meters **Crown Condition:** fair **Form:** fair **Age Class:** semi mature

SH4 Species: New Zeland privet *Griselinia littoralis***,** Ivy *Hedera helix,* Bramble *Rubus fruticosus***,** pittosporum tenuifolium 'variegata', Baggesen's gold *Lonicera nitida* **Height:** 3 meters **Average Branch Spread:** 1.5 meters **Crown Condition:** fair **Form:** fair **Age Class:** juvenile

TG5 Species: Leyland Cypress *Cupressocyparis leylandii,* Swara False Cypress *Cupressocyparis pisifera* **Height:** 4.5 meters **Average Branch Spread:** 1 meters **Crown Condition:** fair **Form:** fair **Age Class:** semi mature

SH6 Species: Cherry laurel *Prunus laurocerasus***,** Ivy *Hedera Helix***,** Bramble *Rubus fruticosus,* Honeysuckle *Lonicera spp,* Cotoneaster horizontalis *Cotoneaster spp,* Dog Rose *Rosa canina,* Elder *Sambucus nigra,* Bay *Laurus nobilis,* Sycamore *Acer pseudoplatanus,* Firethorn *Pyracantha soleil d'Or* **Height:** 4 meters **Average Branch Spread:** 1.5 meters **Crown Condition:** fair **Form:** fair **Age Class:** juvenile

T7 Species: Silver Birch *Betula pendula* **Height:** 10 meters **Average Branch Spread:** 5 meters **Crown Condition:** fair **Form:** fair **Age Class:** mature

SH8 Species: *Hydrangea spp***,** Ivy *Hedera helix,* Cotoneaster horizontalis *Cotoneaster spp,* Bramble *Rubus fruticosus* **Height:** 3 meters **Average Branch Spread:** 1 meters **Crown Condition: fair Form:** fair **Age Class:** juvenile

SH9 Species: Ivy *Hedera helix,* Bramble *Rubus fruticosus,* Elder *Sambucus nigra* **Height:** 3 meters **Average Branch Spread:** 1 meters **Crown Condition:** fair **Form:** fair **Age Class:** Juvenile

T10 Species: Lime *Tilla spp* **Height:** 9 meters **Average Branch Spread:** 3 meters **Crown Condition:** fair **Form:** fair **Age Class:** mature

T11 Species: Ornamental Cherry *Prunus spp* **Height:** 7 meters **Average Branch Spread:** 1.5 meters **Crown Condition: Form:** fair **Age Class:** mature

T12 Species: Holly *Ilex aquiolium* **Height:** 4 meters **Average Branch Spread:** 1 meter **Crown Condition:** fair **Form:** fair **Age Class:** semi mature

H13 Species: Leyland Cypress *Cupressocyparis leylandii* **Height:** 9 meters **Average Branch Spread:** 1 meters **Crown Condition:** fair **Form:** fair **Age Class:** mature

T14 Species: Scots pine *Pinus sylvestris* **Height:** 14 meters **Average Branch Spread:** 7 meters **Crown Condition:** fair **Form:** fair **Age Class:** mature

T15 Species: Yew *Taxus baccata* **Height:** 10 meters **Average Branch Spread:** 4.5 meters **Crown Condition:** fair **Form:** fair **Age Class:** mature

T16 Species: Yew *Taxus baccata* **Height:** 8 meters **Average Branch Spread**: 4 meters **Crown Condition:** fair **Form:** fair **Age Class:** mature

T17 Species: Oak *Quercus robur* **Height:** 6 meters **Average Branch Spread:** 2 meters **Crown Condition:** fair **Form:** fair **Age Class:** mature

SH18 Species: Ivy *Hedera helix,* Bramble *Rubus fruticosus,* Bay Laurel *Laurus nobills,* Holly *Ilex aquiolium* **Height: Average Branch Spread: Crown Condition: Form:** fair **Age Class:**

Comments:

- The site highlighted in this application is situated east of the 'Martlets' care home. The site does have existing units (that would be demolished as part of the development). The applicant has stated the desire to erect two separate buildings that form 5 dwellings.

<u>The applicant has expressed the desire to fell/retain the following;</u>

T1 – the applicant has stated that this tree to be retained.

T2 – the applicant has stated that this tree to be removed. This tree is in a fair from and condition. It is located near the northern boundary, so it can just been seen from a public highway. **This tree did not have enough merits to warrant a TPO order.**

T3 - the applicant has stated that this tree to be removed. It is clear that this tree is has a low retention span and negligible visual impact in the landscape. **This tree did not have enough merits to warrant a TPO order.**

SH4 - **the applicant has stated that this linear hedge belt to be removed.** From the site inspection it is clear this linear line of shrubs has had some historical management. There have been lateral pruning regimes that only reached 2.5 meters in height. However the height of this hedge line was over 4 meters when I visited, and the 1.5 meter height extension (above the managed 2.5 meters) has clearly not been maintained. **This Linear belt of shrubs did not have enough merits to warrant a TPO order.**

TG5 - **the applicant has stated that this trees to be removed**. From the site inspection, it is clear that these three trees are in poor atheistical condition and poor form. **These shrubs did not have enough merits to warrant a TPO order.**

SH6 - **the applicant has stated that this hedge line should to be removed.** From the site inspection it is clear this linear line of shrubs has had some historical management. Again this belt has evidently not been managed recently, and now has unmanaged extensional development (in height and lateral spread). **This linear line did not have enough merits to warrant a TPO order.**

T7 - **the applicant has stated that this tree to be retained.**

SH8 - **the applicant has stated that this hedge line should to be removed.** From the site inspection, it is clear that these three trees are in poor atheistical condition and poor form. **These shrubs did not have enough merits to warrant a TPO order.**

SH9 - **the applicant has stated that this hedge line should to be removed.** As the applicant has stated these hedges are likely to be self-seeded. It is also clear that these trees have low atheistical value. **This shrub line did not have enough merits to warrant a TPO order.**

T10 - **the applicant has stated that this tree to be removed**. From the site inspection it is clear that this tree is in reasonable form and condition. This tree is also just visible from the main highway (Fairlands). As noted by the applicant, this tree is likely to have a low retention span. **This tree did not have enough merits to warrant a TPO order.**

T11 - **the applicant has stated that this tree to be removed**. From the site inspection it is clear that this tree is in very poor condition and has very poor form. There is also decay present in the basal area. **This tree did not have enough merits to warrant a TPO order.**

T12 - **the applicant has stated that this tree to be removed**. From the site inspection it is clear that this tree has been heavily suppressed by Ivy development. This has had adverse effects to **T12**'s development and form. **For these reasons this tree did not have enough merits to warrant a TPO order.**

H13 - **the applicant has stated that this hedge line should to be removed.** From the site inspection it is clear this hedge line is in a reasonable, edging on poor condition (some build-ups of deadwood). **This shrub line did not have enough merits to warrant a TPO order.**

T14 - the applicant has stated that this tree to be retained.

T15 - the applicant has stated that this tree to be retained.

T16 - the applicant has stated that this tree to be retained.

T17 - the applicant has stated that this tree to be retained.

SH18 - the applicant has stated that this tree to be retained.

Impact Assessment ;

- The applicant has identified that **T14**, **T15**, and **T16** have Root Protection Areas that overlap the existing buildings. The applicant has correctly stated that the method for demolition within these areas to be conducted with hand tools. The applicant has also stated the designated RPAs would be covered by a Geo-textile membrane with a granular fill. This is in accordance with the BS 5837:2012 *Trees in relation to design, demolition, and construction.*

- Also the applicant has identified that **T14** and **T16** relative RPA's would have an overlap with the new development. The applicant has indicated the use of a pile and beam foundations (which avoids extensive excavation within the given RPA's). This mitigation would also be in accordance with the BS 5837:2012 *Trees in relation to design, demolition, and construction.* The applicants proposed use of *'no-dig'* paving for the remainder of the RPA's of **T14** and **T16** would also meet the criteria of the BS 5837:2012 *Trees in relation to design, demolition, and construction.*

- For **T7**, the applicant has stated that static fencing is to be installed for the duration of the demolition/construction process. This would be in accordance with the BS 5837:2012 *Trees in relation to design, demolition, and construction.*

- For **T1**, the applicant has indicated that the use of static fencing is to be installed for the duration of the demolition/construction process. Is should be noted that the site entrance overlaps **T1**'s RPA; however there is an existing hard surface to facilitate this required access. As there is an existing surface – no further mitigation is needed to prevent negative impacts to the RPA. The outlined mitigation does meet the BS 5837:2012 *Trees in relation to design, demolition, and construction.*

Method Statement

- The applicant has correctly outlined the use of the existing hard surface in the south east corner of the site as access to the site (vehicle/pedestrians).

- The applicant has correctly outlined the use of static 2 meters height welded wire mesh fencing for the RPA indicating and protection.

- The applicant has correctly outlined that there should be ground level changes within any given RPA.

- With the proposed manual excavation, the applicant has stated that there should be no roots cut over 25 mm, exposed roots wrapped in dry hessian to prevent drying, and back filling with a loose granular fill – is all in accordance with BS 5837:2012 *Trees in relation to design, demolition, and construction.*

- As stated by the applicant, the arboricultural supervision should be employed when;

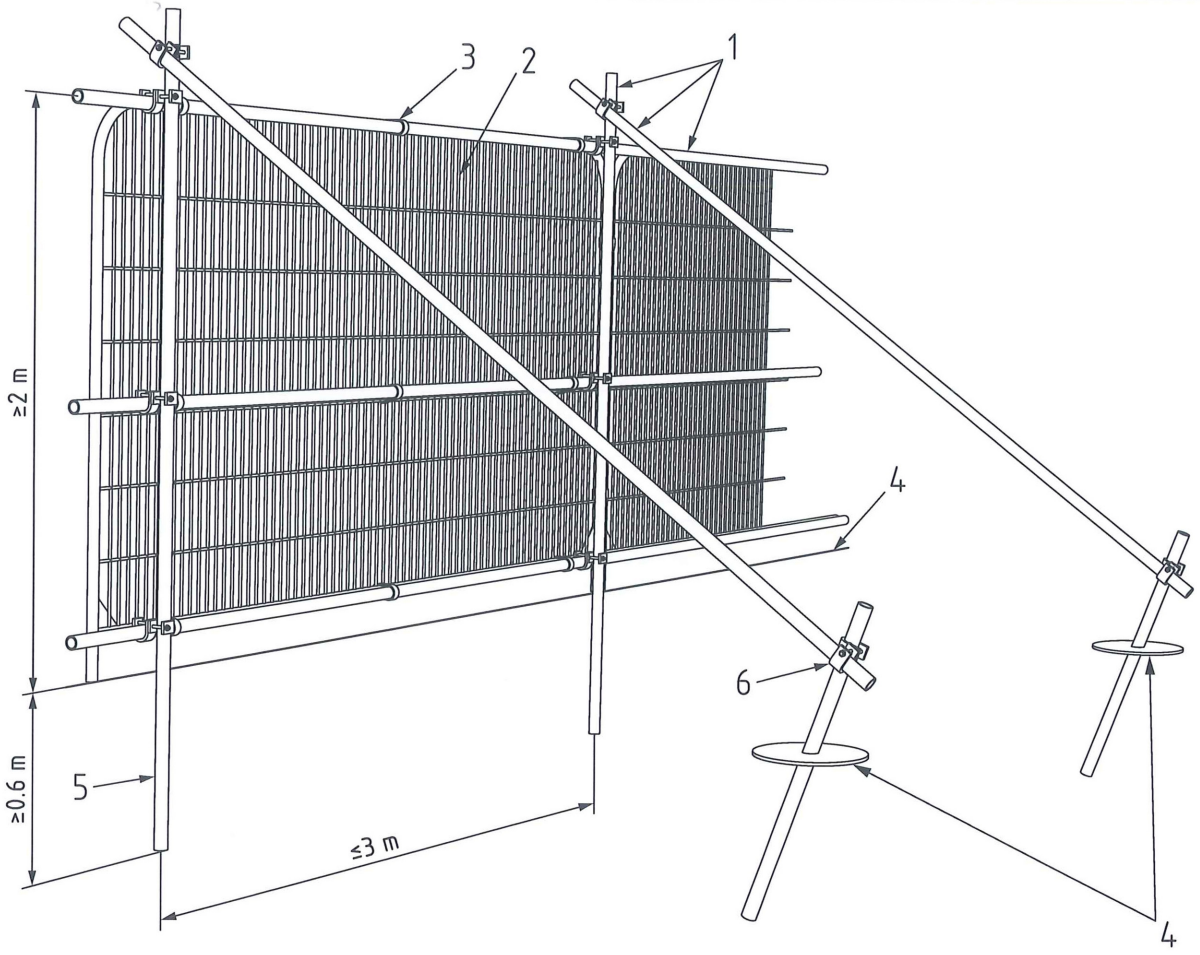
  Installation of tree protection measures
  Method statement briefing for site staff
  Manual excavation of building foundations within RPA's
  No-dig area prior and during the construction process
  Removal of the protection measures

Recommendation:

- **I would have no objection to the outlined construction/demolition operation, if the outlined retention plan, impact assessment, and methodology statement are adhered to.**

Dafydd Lloyd
Arun District Council
Tree Officer

Figure 2 **Default specification for protective barrier**



Key

1 Standard scaffold poles

2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels

3 Panels secured to uprights and cross-members with wire ties

4 Ground level

5 Uprights driven into the ground until secure (minimum depth 0.6 m)

6 Standard scaffold clamps

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