

Planning Officer: Mr Z Denton

Planning Application Ref: EP/75/19/PL

Location: Seahaven (Land West of Ash Hollow), Seafield Road, East Preston, BN16 1NA

Description of works: 1no. new dwelling (re-submission of approved application reference EP/105/16/PL).

Comments on Application:

- The applicants have employed Arbortrack Systems Ltd to prepare an Arboricultural Impact Assessment & Method Statement along with a Tree Protection Plan for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- The proposed 'No-dig' solution for driveway and parking across the site is welcome and an essential element of the tree protection measures required at this site; although it appears to be excessive along the site's west boundary. I could support a revised (reduced area) 'No-dig' proposal were it to terminate at the southern periphery of T7's RPA. The applicant's engineer will need to consider any potential impact on ground level changes.
- Ordinarily it would be essential that all of T13's RPA which exists outside of the proposed building footprint; either reside within a fenced-off construction exclusion zone (CEZ) or enjoy the same ground protection prescribed for its easterly aspects. Within this set of proposals, the AMS refers to the 'No-dig' areas being implemented early in the development, so we can assume that the exposed westerly aspects of T13's RPA will not be interfered with - providing those works are executed correctly and under supervision.

Conclusions:

- This proposal will have an impact on the one tree of moderate value overlapping the site, although it is within acceptable tolerances of RPA intrusion. It is therefore essential that the RPA of T13 which exists outside of the building footprint is suitably protected and I am satisfied that this latest set of arboricultural proposals aims to achieve that.
- Adequate on-site supervision and reporting during tree-critical phases of the development will be necessary to ensure compliance with the approved arboricultural reports and plans.

Recommendations:

- As it stands, I see no reason to object to these proposals on arboricultural grounds. 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, ref: jwmb/rpt1/seahaven/AIAAMS, 8th August 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 Plan (Appendix A of the AIA/AMS), August 2019.**
- 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 unduly compromised, and they can continue to enhance the landscape and amenity of the area.

- Any tree pruning considered essential to enable the agreed development must meet the requirements of BS3998:2010
Tree work – Recommendations:
- 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 interest of continued health and vitality of trees and to accord with current industry guidelines and sound arboricultural practice.

Mark Warwick
Tree Officer / Parks and Greenspace Team