

Planning Officer: Ms M Tomalova

Planning Application Ref: FG/131/21/DOC

Location: 18A Ocean Drive, Ferring, BN12 5GJ

Description of works: Approval of details reserved by condition imposed under FG/79/21/PL regarding condition 3-tree protection

Comments on Application:

Condition 3

Prior to the commencement of development details shall be submitted which shall be approved by the Local Planning Authority to ensure that the trees adjacent to the site shall be protected by the applicant employing the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Impact Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' - with the trees accurately plotted on same. In the event that a RPA of any tree which is proposed PLDNSTD (ODB) 2018 Arun District Council FG/79/21/PL 1 of 4 ARUN DISTRICT COUNCIL FG/79/21/PL IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT for retention overlaps the development then BS5837:2012 requires an Arboricultural Method Statement (AMS) and also most importantly a Tree Protection Plan - to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.

Reason: In the interests of the protection of trees adjacent to the site in accordance with policy ENV DM4 of the Arun Local Plan. This is necessary as a pre-commencement condition in order to protect the trees adjacent to the site from the adverse impacts of development.

- I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources. Previous consideration from site and familiarity with surrounding areas provides further insight to the proposal.
- The applicants have employed Hurst Tree Consultants to prepare a Tree Survey and Report inclusive of Method Statement and Tree Plan for this project.
- The Tree Survey Data accords with the requirements of BS5837:2012. Unfortunately, there is contradictory information in respect of proposed Tree Protection Measures. Paras. 4.1. and 7.2. quite rightly propose/recommend a fenced-off exclusion area, yet it is unclear from para. 6.1. whether that is the intention. Furthermore, no specification (BS5837:2012, Fig.2 & 3) is referred to anywhere in the report, nor location of fencing illustrated on the Tree Protection Plan.

Conclusion:

- The Method Statement (sect.6 of Report) confirms that no arboricultural monitoring is to be provided by the project arboriculturist. This would be tolerable for such a scheme, provided there was 'fit for purpose' fencing installed to secure an (construction) exclusion zone. That measure may be vital to the success of this development, especially in the absence of a Construction Management Plan. Were this application to be approved in current form, a high risk of activity overspill into Root Protection Areas would exist.
- The applicant is close to meeting the requirements of Condition 3 but enhancement of the Tree (Protection) Plan and amendment to the Method Statement (to ensure clarity for all operatives) is necessary to ensure adequate respect and protection is given for high-value, 3rd party trees.

Recommendation:

- I recommend we inform the applicant of our requirements and invite them to revise their Tree Report (and Plan), before re-submitting for our consideration.

Mark Warwick

Tree Officer / Parks and Greenspace Team