

ADC PARKS & GREENSPACE ARBORICULTURE

FROM: Dafydd Lloyd

TO: Cian Cronin

PLANNING APPLICATION: LU/118/14/PL

ADDRESS: Former Bodyshop Offices Courtwick Lane Littlehampton BN17 7LR

BRIEF DESCRIPTION: Change of use & extension of part of former office building to a G P Practice with associated parking, landscaping & highway works.

INSPECTION DATE: 14/08/2014

RECOMMENDATION:

Objection ☐ No Objection ☒ Suggested Conditions ☒Comment ☐ Recommendation ☐ Abate a Nuisance ☐Tree Replacement ☐ **Dead/Dangerous** ☐ CA & Amenity Value ☐

Comments:

- The listed surveyed trees are situated on an industrial estate off a busy highway, and have therefore a real presence in the immediate landscape. There are other established trees in neighbouring properties; however the loss of the trees within the proposed site would have a profound effect on the visual landscape.
- The Arboricultural Development Statement (ADS) which has been submitted outlines in detail all relevant requirements that BS5837:2005 places on the retained trees in demolition/construction environment.
- The ADS indicates the desire to remove some existing groups of trees (group 1 and group 3). These groups are due to be removed to allow for extra vehicle access points to be installed. These groups are made up of a mix of semi mature species (Mainly Hawthorn/Elder/Sycamore) that are not in particular good condition or are not showing much arboricultural merit. These trees have correctly been assigned to the category C (low quality) and thus there is justification to remove as required.
- As for group 2 (3 x newly planted Limes, and 2 x newly planted Pines), an aspiration has been expressed to try to transplant these trees within the site. There is however, no real detail given of where exactly these trees would be planted from the ADS. According to section 6.2.2 of the BS 5873:2005 '*areas for future planting should be plotted on the tree constraints plan and protected from damage, especially soil compaction due to construction activity.*' Therefore the mitigation afforded to the

retained trees, should also be installed to areas of future planting for the duration of the construction process.

- T-1, T-11, T-12, and T-13 have also been designated for removal. T-1 and T-12 are standing dead, therefore should be removed. Also T-11 and T13 are in a very poor condition, with a poor growth habit and should be removed (according to 4.3 of the BS5837:2005).
- Justification is given to outline the ambition retain of most of the existing specimens. This is an important aspect of the application as the existing trees highly visible where they are located. They also screen the main highway quite effectively from gaze and noise.
- It has also been outlined the used of static protective fencing will be erected to confine the RPA areas to create the construction exclusion zones that are required by the BS5837.

Conclusion:

- All trees/groups to be removed have been properly assessed and a sufficient level of justification has been described in this application
- Likewise, justification for the retention outlined trees has been detailed and the mitigation is in correspondence to the BS 5837/BS3998
- If however, the attempt to relocated group 2 fails, **a restocking regime should be instigated.** This would see similar trees (species, size, form, and lifecycle) planted in the desired location. **As highlighted above, this location is to meet the criteria set out in section 6.2.2 of the BS 5837:2005, if the intention is to plant in an area of the site that will see construction disturbance in the works process.**
- If all the actions are implemented from Root protection plan and Tree survey schedule, and the translocation/restocking of trees is done in accordance with section 6.2.2 of the BS 5837:2005, **I see no issue with the current schedule of works** and would **therefore be happy to allow the proposed works to take place**, as reasonable measures have been implemented to protect the outlined trees.

Conditions: -

- **All works are to comply with BS5837:2012 – Trees in relation to design, demolition and construction –Recommendations**
- **I do feel it necessary to ask for a site visit to be done by a representative from the Local Authority after the mitigation (protective fencing etc.) has been established, but before any construction has begun. Once the mitigation has been checked and approved, future inspections of the site can be arranged with the applicant.**

- Where whole branches are to be removed final cuts close to the trunk or a branch union are to be made as shown in Figure 2 of BS3998:2010 and all shortened branches are to be cut at the correct angle (see also BS3998:2010) and adjacent to a live bud or lateral.

Dafydd Lloyd

**Arun District Council
Tree Officer**