

Planning Officer: Michael Eastham

Planning Application Ref: LY/21/18/WS

Location: East of Lyminster Village and Between Toddington Nurseries and A284 Lyminster Road, Lyminster, Littlehampton

Description of works: Creation of a 1.1km highway, with shared cycleway and footway, Pegasus crossing, viaduct, culvert, wetland areas, balancing pond and swales, street lighting and associated works

Comments on Application:

- The applicant has employed WSP to provide a Detailed Arboricultural Report, ref. 70048270-E05, October 2018, inclusive of Tree Survey Schedule, Arboricultural Method Statement, Tree Constraints Plans and Tree Protection Plans.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- A large proportion of Category B and C trees (those of moderate and low quality), approximately ½ and ¾ respectively are identified for removal.
- Of the total number of trees surveyed, only approximately 6% are rated either Category A (high quality) trees and/or of veteran status and/or local significance. The majority are identified for retention and their root protection areas free of any incursion. A notable exception is T36-Oak, a large and locally significant tree that ought to be retained and fully respected/protected, although it is hard to see how this can be achieved without major re-alignment of the route which I doubt can be justified.

Conclusions:

- The high quantity of moderate/low quality trees identified for removal is unfortunate and should be mitigated for with an ambitious programme of tree planting as part of a landscape masterplan; supported by a programme of ongoing maintenance/aftercare to ensure high survival rate and long-term establishment. Native trees should be prioritised.
- The report from WSP is comprehensive and sets out an ambitious plan of tree/ground protection measures and procedures. These are necessary and welcome; but in order to be effective must be included in a condition to encourage full compliance and an effective route to compensation if there are any unplanned damage events.

Recommendations:

- I recommend the planning authority (WSCC) apply a set of conditions to all approved work, such as described below:
- All activity at the site is to be carried out in strict accordance with: - **WSP, Detailed Arboricultural Report ref. 70048270-E05 and Arboricultural Method Statement, dated October 2018.**
- 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 (Arboricultural Removal) Plans, 70048270-TPP-EV-001 to 008 inclusive, dated September 2018.**
- 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 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