

Planning Officer: Andrew Wood

Planning Application Ref: M/155/18/PL

Location: 5 Central Drive, Middleton-On-Sea, PO22 7TT

Description of works: Replacement dwelling (resubmission following M/114/18/PL).

Comments on Application:

- The proposal will involve the demolition of the existing dwelling, extraction of existing hard surface materials and construction of new building footprint within a large percentage of tree root protection area (RPA). The dominant tree is a large, over-mature off-site Monterey cypress, growing at the front of number 7 Central Drive and immediately adjacent the party boundary. In addition to the root spread (nominally 11m radius) the crown extends far over the existing dwelling. All this considered and despite it having an established relationship with the existing property; the tree represents a significant and challenging constraint to the development now proposed.
- Facilitation pruning will be necessary to accommodate the latest building design, which has a higher west facing elevation – further impacting on the ongoing health and vitality of this impressive tree. It is perhaps not worthy of a Tree Preservation Order, although this is primarily due to its having outgrown its context rather than any other condition or visual related property.
- The proposed drainage layout represents a further incursion at depth into tree RPA's, with potential for significant harm to the aforementioned neighbouring tree.

Conclusions:

- There are significant trees on/off this site which might be adversely affected by the proposals. No arboricultural information has been submitted with the application - a requirement of BS5837:2012. As such, were this application to now proceed, we will not have sufficient information to guarantee such trees would be adequately respected and protected.
- As it stands, in the absence of any detailed arboricultural information to support the application I must register an OBJECTION.
- ✦ While this scheme requires an ambitious set of tree protection measures/demolition and construction methods, it is nonetheless achievable without undue detriment to the Monterey cypress tree (T02), providing there is adequate oversight and retained arboricultural input to ensure full and correct implementation of the same. As such, I see no reason to object on arboricultural grounds.

Recommendations:

- The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare a brief report which must be inclusive of; 'Tree Survey' and 'Root Protection Area' Schedules. The applicant has employed LIZARD Landscape Design and Ecology to submit Arboricultural Impact Assessment and Method Statement (LLD1671-ARB-REP-001, Rev.01, 27th March 2019) and associated Tree Schedule, Tree Constraints Plan and Tree Retention/Protection Plan.
- ✦ The Tree Survey data accords with the requirements of BS5837:2012. I am in agreement with the retention category ratings for on and off-site trees.
- As the RPA of trees proposed for retention overlap the development, BS5837:2012 requires that this application must be accompanied by an Arboricultural Method Statement (AMS) and 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. The aforementioned reports meet this requirement in principle and with appropriate arboricultural supervision should ensure a successful development.

- I recommend **APPROVAL** for this scheme, subject to the following conditions being applied:
 - All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Assessment and Method Statement (LLD1671-ARB-REP-001, Rev.01, 27th March 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 Arun DC Tree Officer and the Arboricultural Expert representing the site owners – at this meeting all protective fencing will be inspected along with ground protection measures – they will be assessed to verify that they are ‘Fit for Purpose’ as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Retention and Protection Plan (LLD1671-ARB-DWG-002, Rev.01, 26.03.19)**.
 - 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 above site meeting to the satisfaction of the Arun DC Tree Officer.

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.

- In respect of facilitation pruning proposed for Monterey cypress tree (T02) – 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 interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

Mark Warwick

Tree Officer / Parks and Greenspace Team