

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 14 November 2019 12:58
To: Planning Scanning
Subject: FW: P/120/18/PL
Attachments: P.120.18.PL.doc

From: Mark Warwick [REDACTED]
Sent: 14 November 2019 11:18
To: Maria Tomalova <[REDACTED]>
Cc: Planning.Responses [REDACTED]
Subject: P/120/18/PL

Maria

Please find my report attached, updated following further information from the applicant.

Regards,

Mark

Mark Warwick | Tree Officer, Greenspace, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD

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Planning Officer: Ms M Tomalova

Planning Application Ref: P/120/18/PL

Location: 31 Lagoon Road, Pagham, PO21 4TJ

Description of works: Replacement bungalow

Comments on Application:

- There appears to be a significant tree off this site, the root system of which may overlap the above plot and so could be adversely affected by the proposals. This is usually determined by a professional assessment of the tree(s), which describes their condition and calculates a root protection area (RPA).
- There is no supporting arboricultural information 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. The applicants have employed The Arboricultural Consultancy Ltd to prepare an arboricultural report (Tree Constraints Plan, Information and Tree Schedule) for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am in agreement with the retention category ratings for on and off-site trees.
- The extent of proposed tree removal and RPA incursion of retained trees is tolerable and unlikely to be detrimental to the visual amenity of surrounding area.

Conclusions:

- In the absence of the above information I am unable to lend this scheme my support. Once satisfied that any tree(s) will be unaffected by or adequately protected from the development, then I will be able to recommend approval. Now that substantial overlap of the site from tree root systems has been established, we will require a Tree Protection Plan and brief but supporting Arboricultural Method Statement, to ensure they are adequately respected and protected. Both plan and document have now been provided, which illustrate and describe the protective measures to be employed -- which I find satisfactory so can lend this scheme my support.

Recommendations:

1. The applicant 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; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' -- with the tree(s) accurately plotted on same.
 2. In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) and also most importantly a Tree Protection Plan (TPP) -- 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 applicant must now provide the aforementioned plan (TPP) and statement (AMS) for our consideration. If satisfactory I can approve and then recommend conditions to tie the applicant in to those.
- I recommend the above scheme for **APPROVAL**, subject to the following conditions being applied:
 1. 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 will be inspected to verify it is 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Protection Plan, TPP.IR.S17.V1, 11th November 2019.**

- When constructing the tree protection fencing, Heras panels must be double-clamped and sat in immovable block trays that are either staked or stabilized using an approved method such as described and illustrated in Figure 3, BS5837:2012, *Examples of above-ground stabilizing systems.*

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.

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2. All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Assessment and Method Statement, ref. 0517.AMS, Version: One, date: 11 November 2019.**
- 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 specific 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.

Mark Warwick
Tree Officer / Parks and Greenspace Team