

Planning Officer: David Spring

Planning Application Ref: P/18/20/PL

Location: Land west of Barton House, Manor Park, Pagham

Description of works: Change of use from highway land to residential use for the development of 4no. 3 bed terraced houses with associated parking & access. This application affects the setting of a listed building

Comments on Application:

- I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources.
- The applicants have employed Lizard Landscape and Design Ltd to prepare an Arboricultural Impact Assessment & Method Statement (AIA/MS) inclusive of Tree Survey Schedule and Tree Constraints Plan along with a Tree Retention Protection Plan (TRPP) 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.
- Reference is made in the legend of TRPP (Notes: item 3.) to the aforementioned AIA/MS (LLD1899-ARB-REP-001), although I can see no record of this document having been submitted. This is a critical omission, as it should describe key elements of the proposal such as; timing and phasing of operations, methods of working within the root protection area of retained trees, frequency of supervision and record keeping.
- This a busy layout on a relatively confined plot and so we will need to see a Construction Management Plan (that fully complements the TRPP), to clearly show where the intended route of heavy plant is to occur across the site, siting of any compound area, area for delivery and storage of materials and details of any other potentially harmful practice associated with the proposal. This to ensure we can be confident retained on/off-site trees will not be negatively impacted throughout development. This will need to be included in a condition forming part of any APPROVAL.
- There is an inevitable and substantial loss of tree cover to make way for this development, which must be adequately mitigated within a detailed and ambitious landscaping scheme, submitted for our approval and to then form part of a condition.

Conclusions:

- The proposal as submitted should be achievable in arboricultural terms, although there is important information lacking (as described above), such that I could not lend this scheme my full support as it stands. That said, I expect this to be easily overcome with the provision of a suitable AIA/MS, so can provide a set of bespoke conditions at this stage. These could be applied to any subsequent APPROVAL once I have had an opportunity to review and endorse the AIA/MS when forwarded. This I could do in short order.

Recommendations:

- 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 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 Retention Protection Plan, LLD1899-ARB-DWG-002, Rev 02.**

- 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.

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.

2. All activity at the site is to be carried out in strict accordance with: - Arboricultural Impact Assessment & Method Statement, LLD1899-ARB-REP-001, Lizard Landscape and Design Ltd.

- 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.

Mark Warwick
Tree Officer / Parks and Greenspace Team