

Planning Officer: Mrs A Gardner

Planning Application Ref: R/197/20/OUT

Location: Croft Works, 52 Mill Lane, Rustington, BN16 3JN

Description of works: Outline application with some matters reserved for the demolition of existing dilapidated storage buildings & erection of 2 No. detached 3-bedroom chalet bungalows with associated car barns, gardens, car parking & landscaping (resubmission following R/117/20/OUT).

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. We are being asked to consider Access, Appearance, Layout and Scale.
- The applicant has employed Lizard Landscape Design Ltd to comment on the viability of their scheme in relation to trees influencing the site. Reference to engineering solutions, working methods and tree protection measures are detailed although much of the comment is generic. I support the principle that the scheme is viable, although we must have a site-specific method statement should this application progress. Importantly at this stage, we have not been provided with a Tree Survey inclusive of Root Protection Area (RPA) schedule and Tree Constraints Plan – the minimum detail required by BS5837:2012 for such an application.
- Aerial photography suggests large trees are off-site to the south-west, visible from publicly accessible land and whose nominal root protection areas could be far-reaching. This needs to be established with a tree survey.
- 3rd party trees that overlap this site could be adversely affected by the proposals. There is insufficient arboricultural information submitted with the application. As such, were this application to now proceed, we will not have sufficient information to guarantee such trees would be adequately respected and protected. **Resolved.** The applicants have employed Lizard Landscape Design Ltd to prepare an Arboricultural Impact Assessment & Method Statement (AIA/MS) along with a Tree Protection Plan 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 off-site trees.
- Drainage and service-runs in and out of site have not been shown so there is potential for root protection area incursion to satisfy those requirements. As described in the AIA/MS existing service lines are to be utilised and new routes will bypass root protection area of significant off-site tree (T01).

Conclusion:

- The principle of development as described is certainly achievable without undue detriment to off-site trees, although we are yet to have sight of the necessary arboricultural report and plans to demonstrate this has been properly considered. **Resolved.**
- The applicant has adequately assessed the potential impact of this development on a long-established 3rd party tree which overlaps the site and provided the necessary arboricultural report and plan which describes/illustrates how they will mitigate the risk of damage, in accordance with **British Standard 5837:2012 - Trees in relation to Design, Demolition and Construction**. As such, I can now support the scheme.

Recommendations:

1. The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Impact Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' – with the trees 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 – 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.
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I recommend the above scheme for **APPROVAL**, subject to the following conditions being applied:

1. All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Assessment and Method Statement, ref. LLD2098-ARB-REP-001, Rev 00, 03 December 2020** and **Tree Retention Protection Plan, ref. LLD2098-ARB-DWG-001, Rev 00, 03 December 2020**.

- 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.

2. Any tree pruning proposed or subsequently 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 or roots 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