

Planning Officer: Mrs A Gardner

Planning Application Ref: R/230/19/PL

Location: Springfield House, Springfield Close, Rustington, BN16 2SZ

Description of works: 1 No. dwelling and swimming pool (part resubmission following R/91/17/PL & R/204/18/PL).

Comments on Application:

- The original tree survey provided by Lizard Landscaping Ltd on behalf of the applicant is now more than 2 years old, generally regarded as a threshold beyond which any condition ratings and management recommendations may no longer be valid. That said, it remains possible to consider the general implications for existing tree stock.
- The applicants have subsequently employed Arbortrack Systems Ltd to prepare an Arboricultural Impact Assessment & Method Statement (AIA/MS) as well as a Tree Protection Plan in support of this proposal.
- The AIA/MS is comprehensive and accords with the requirements of BS5837:2012.
- Incursion into the root protection area (RPA) of retained on/off-site trees is within acceptable limits and mitigation measures are adequate. If executed correctly and with appropriate levels of expert supervision, the ongoing health and vitality of those trees will not be unduly harmed.
- The applicant has submitted an amended site plan, dwg. no. 181303/08, Rev A, Sept 19. Off-site trees to the north have not been accurately illustrated on this or previous versions of said plan; I have referred to the Tree Protection Plan, Arbortrack Systems Ltd in order to make a judgement on the likely impact of these proposals on retained trees. That said, the fundamental amendments to the proposal seem clear:
 - The 3-bay garage has been removed, the pool is retained.
 - The area of hardstanding for driveway/parking now extends slightly into the area previously identified for the garage footprint and more importantly the RPA of off-site tree T17.
 - The area of 'no-dig' construction within the hardstanding needs to be extended further across RPA of T17.

Conclusions:

- The current proposed layout is going to impact on significant trees both above and below ground. Although achievable in principle by controlled facilitation pruning and adopting the tree protection measures proposed; there is nonetheless a risk that attaches during such incursion of root protection areas. As such, an auditable trail of site monitoring and supervision by the project arboriculturist will be essential.
- As it stands, I see no reason to object to these proposals on arboricultural grounds.
- It will be necessary for the applicant to submit a revised **Tree Protection Plan (Rev C)** that reflects the amended site plan.

Recommendations:

- I recommend the above scheme for **APPROVAL**, subject to the following conditions being applied:
 1. Before this element of ongoing development at the site takes place a **PRE-COMMENCEMENT Site Meeting** is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert or Site Manager 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 Plan, Arbortrack Systems Ltd., Rev C, Sept 2019**.

- 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 and Method Statement, Arbortrack Systems Ltd, ref. jwmb/rpt1/springfieldhouse/AIAAMS, 27th September 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 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.

3. Any tree pruning considered essential to enable the agreed development and executed following prior approval by the project arboriculturist 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