

Planning Officer: Mr Z Denton

Planning Application Ref: R/62/20/HH

Location: Smugglers, 4 Botany Close, Rustington, BN16 2BH

Description of works: Erection of detached garage

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 Arbortrack Systems Ltd to provide an Arboricultural Impact Assessment and Method Statement inclusive of 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 rating for the only tree affected, a large, mature off-site tree that is the subject of a Tree Preservation Order. This tree has elevated visual amenity value since the unfortunate recent loss of companion Monterey cypress from the applicant's property.
- The following (previously identified) items of importance have been addressed within the above document and plan:
 - RPA overlapping site and beyond footprint of proposed structure to be fenced off to prevent access, storage of materials, contamination risk/compaction.
 - Method of excavation and treatment of exposed roots within excavation. Watching brief may be necessary, especially if structurally important roots are uncovered.
 - Membrane to prevent curing concrete coming into direct contact with exposed/cut root material.
- Soft landscape proposals - duty to replant with specimen tree as per R/271/19/T. How will the garage tolerate a tree of such high growth potential in proximity? Should an alternative front garden location be considered for feature tree planting (*Phyllirea latifolia* or *Quercus ilex*)? It has not been demonstrated that the foundation type (concrete slab) will be sufficiently robust to tolerate the high growth potential and ultimate influence over ground conditions at maturity from either replacement tree type.

Conclusions:

- The principle of development as described is certainly achievable in arboricultural terms and well-supported by the arboricultural report and plan.
- Given the recent loss of a large tree of high amenity value (the subject of a Tree Preservation Order), it is important that adequate provision is made for a replacement specimen tree to both establish and flourish, and without becoming a subject of harmful pruning work or removal, to secure the structural integrity of built structures. Before approving this application, the applicant should demonstrate that the foundation type will tolerate future growth from such a tree. If this cannot be done, then an alternative foundation should be designed (e.g. pile and beam) or an alternative location for the replacement specimen tree found at the front of the property.

Recommendations:

- If you are minded to approve the application, I recommend the following conditions be applied:
1. Prior to commencement and 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, the Arboricultural Expert representing the site owner(s) must provide the local authority's Tree Officer with written confirmation that verifies all protective fencing has been installed and is 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the **Tree Protection Plan, Arbortrack Systems Ltd., Appendix: A, July 2020.**

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/smugglers/AIAAMS, 30th July 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.
3. Any tree pruning 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 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