

Planning Officer: Ms Myer

Planning Application Ref: R/66/20/PL

Location: Land adjacent to 19 The Bramblings, Rustington, BN16 2DA

Description of works: Residential development consisting of 1no. new dwelling

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 Ramsey & Co Landscape Architecture to prepare a Tree Survey Schedule, Tree Constraints Plan and a Tree Protection Plan (TPP) for this project. In addition to illustrating the tree protection measures, the TPP also includes substantive text – the required information usually to be found in an Arboricultural Impact Assessment & Method Statement. The TPP is the primary document of interest to us should the scheme be approved.
- 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.
- There are a healthy number of moderate quality trees on and off-site which could be affected by the proposal. It is pleasing to note that the majority of those will be retained. The dominant high-value tree, a Category A pine (T01) is also that which may be most affected and is the subject of a preservation Order (TPO).
- The TPP makes reference to the phasing of works. It is encouraging to note that the ‘No-dig’ construction of driveway is to take place prior to the main (residential dwelling) construction phase and immediately following erection of the tree protective fencing. This is a critical element of the proposal, especially in the absence of any ground protection measures in relation to T01. The driveway installation would have to be supervised throughout by the project arboriculturist (landscape architect), with an auditable trail of inspection to be submitted to the local planning authority’s Tree Officer.
- The use of circular Root Protection Areas is typical and usually adequate but in truth is not always an informative representation in the built environment. With respect to T01, the circle shown does not adequately reflect the required area containing sufficient roots and rooting volume to maintain the tree’s vitality. A revised polygon (of the same area) which abandons the inclusion of much of the carriageway and captures much more of the existing garden and verges would be a more satisfactory representation. **It follows that the actual extent of root protection area intrusion proposed by this scheme is more extensive than that which has been illustrated on the TPP plan. As such, and in the interest of pragmatism, I would support the whole of the driveway construction being constructed by ‘No-dig’ method and to within 2m of the front elevation, with protective fencing extended due west to complement.**
- The relationship between the ‘no-dig construction’ driveway and adjacent ground levels has not been described in detail or shown on any cross-section drawing. **The viability of this critical element of the development proposal must be revealed via civil engineering exercise, so we can be sure T01 will not suffer damage and that finished ground levels in a broader context will be acceptable.**
- **Drainage infrastructure and service-runs in and out of site have not been shown** and so there remains a high probability of further root protection area incursion to satisfy those requirements. These elements of the scheme should be described in detail and illustrated on plan drawing(s) and to our satisfaction, prior to any approval.

Conclusions:

- Although the principle of development here is achievable in arboricultural terms by adopting the tree protection measures proposed; there is nonetheless a risk that attaches during such incursion of root protection areas. This is especially significant where the tree in question is of such high public amenity value (T01 - Pine).

- There is important information lacking (**as described above**), which will need to be submitted and to our satisfaction if we are to safeguard the long-term health and vitality of this high value tree.

Recommendations:

- As it stands, I am unable to lend this scheme my support and so register an **OBJECTION**.

Mark Warwick
Tree Officer / Parks and Greenspace Team