

Planning Officer: Anita Gardner

Planning Application Ref: WA/18/19/PL

Location: Land adjacent 1 Orchard Way, Fontwell, Walberton, BN18 0SH

Description of works: Erection of 2 No. detached dwellings, adaptation to existing crossover & new driveway (resubmission following WA/58/18/PL).

Comments on Application:

- I have undertaken a review of the **Arboricultural Impact Assessment (Arbortrack Systems Ltd, ref: jwmb/ rpt1/ 1orchardway/ AIAAMS, 15th December 2018 amended 4th March 2019)**.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- The associated **Tree Protection Plan (Appendix A, Rev C, March 2019)** employs the morphed root protection area (RPA) of oak tree (T2) and clearly demonstrates the relationship between revised dwelling positions and the same. There remains a degree of RPA incursion which while not desirable is within accepted tolerances.
- This is a tree of notable landscape value and with long-term potential, appearing to thrive despite the fairly hostile growing conditions above and below ground. For it to continue to do so, any development nearby must be sympathetic to its long-term requirements.

Conclusions:

- I welcome the revised position of building footprints which better respect oak tree (T2) and am pleased to see that extensive ground protection is to be utilised, as shown on the revised Tree Protection Plan.
- Traditional trench excavations for the foundations of part of one dwelling will not be acceptable as this will involve a damaging amount of root loss. I am therefore encouraged to note the promotion of screw-pile foundations (at least where main building footprint resides within a RPA) - I recommend that specific construction method be required as part of any decision.
- While this scheme requires an ambitious set of tree protection measures/construction methods, it is nonetheless achievable without undue detriment to the oak tree (T2), providing there is adequate oversight and retained arboricultural input to ensure full and correct implementation of the same. As such, I see no reason to object on arboricultural grounds.
- I am not entirely satisfied with the work specification provided for oak tree (T2) pruning, although I appreciate and support the intent which informs it. I propose a refinement, which I describe within the recommended conditions to be applied, to ensure the contractor undertaking such an operation is in no doubt as to the extent of work permitted.

Recommendations:

- I recommend **APPROVAL** for this scheme, subject to the following conditions being applied:
- All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Assessment (Arbortrack Systems Ltd, ref: jwmb/ rpt1/ 1orchardway/ AIAAMS, 15th December 2018 amended 4th March 2019)**.
- 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 Arun DC Tree Officer and the Arboricultural Expert or Site Agent representing the site owners – at this meeting all protective fencing will be inspected along with ground protection measures – they will be assessed to verify that 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 (Appendix A, Rev C, March 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.

- The branch pruning work proposed for T2 will involve the reduction of radial spread on its southern aspect only and by approximately 3metres, to leave a minimum of 8metres lateral extent from the centre point of the tree's main stem.
- 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.
- The long-term vitality of tree T2 is best respected when significant pruning work such as proposed, is undertaken during the late-spring to summer period (May to August). The work proposed must only be undertaken during this period.

Reasons: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

Mark Warwick

Tree Officer / Parks and Greenspace Team