

Planning Officer: Mr A Wood

Planning Application Ref: WA/22/19/PL

Location: The White Cottage, West Walberton Lane, Walberton, BN18 0QS

Description of works: Demolition of existing dwelling & erection of 1 No. replacement dwelling (amendment to WA/49/18/PL).

Comments on Application:

- There are trees both on and off this site; including individuals of significant landscape value, cohesive groups and established small trees/large shrubs constituting informal hedgerow – all of which could be adversely affected by the proposals. These are largely confined to the site perimeter, the majority of which are visible to the public and help define the tree-lined character of the adjacent roadways.
- The arboricultural information submitted with this application is not adequate – and fails to meet the requirements of BS5837:2012. As such, were this application to now proceed, we will not have sufficient information to guarantee such trees would be adequately respected and protected.
- Although no individual trees on-site are of sufficient value to qualify for the making of a Tree Preservation Order, they are nonetheless worthy of consideration. Special attention should be given to the presence of an important linear group of roadside trees (West Sussex County Council) along the site's west boundary. They are likely to have sent roots far into the site, as they will have compensated for the hostile growing conditions below the adjacent carriageway.
- There is a fine specimen silver birch growing to within 1m of the southern boundary, within the neighbouring property 'Lanes End' that is vulnerable to serious damage from any soil/surface interference that might occur during any driveway enhancement. This tree is the subject of an Order (TPO/WA/1/19).

Recommendations:

- The sole item of arboricultural information provided, *Planning Drawing – Tree Protection Measures*, dwg. CD01, provided by Architectura, is only indicative of where fencing would be positioned and is not supported by a tree survey and root protection area schedule. This falls a long way short of what is required at this application stage.
- The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Implications 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. [The applicants have employed Honey Tree Specialists Ltd to prepare an Arboricultural Implications Report. 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.](#)
- 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. [The applicants have employed Honey Tree Specialists Ltd to prepare an Arboricultural Implications Report that is inclusive of a Method Statement and Tree Protection Plan for this project.](#)

Conclusions:

- The scheme has the potential to be developed in harmony with its surroundings (trees and other vegetation) although it has not yet been established how this will be achieved.

- There is no useful supporting arboricultural information submitted with the application - a requirement of BS5837:2012. As such, were this application to now proceed, we will not have sufficient information to guarantee retained trees both on and off the site would be adequately respected and protected.
- I welcome the opportunity to comment on this development proposal and anticipate submission of the above survey reports in due course. As it stands, in the absence of the above information I would have to lodge an **OBJECTION** to this proposal. The applicant has now submitted a detailed and comprehensive report from their arboricultural consultant, inclusive of a method statement and tree protection plan, such that I am able to remove my objection and recommend this scheme for **APPROVAL**, subject to the following conditions being applied:

1. 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 Planning Authority's Tree Officer and the Arboricultural Expert 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 approved **Tree Protection Plan (AIA, Appendix 2)**.
 - 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 Implication Study and Tree Protection Strategy** report and associated appendices, **ref. MPH/0865/a/RHB**.
 - 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 specific 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. All permitted tree pruning operations associated with the development must comply with the requirements of British Standard 3998:2010 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: To accord with current industry guidelines and sound arboricultural practice in general.

Mark Warwick
Tree Officer / Parks and Greenspace Team