

CONSULTEE RESPONSE (Council's arboriculturist)

Date of report: 26 May 2022

Reference: WA/35/22/HH
Proposal: Single storey garden room extension to rear elevation
Location: Midway, Avisford Park Road, Walberton, BN18 0AP
Case Officer: Hannah Kersley

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 Arbtech to prepare an Arboricultural Impact Assessment & Method Statement (AIAMS) along with a Tree Protection Plan (TPP) for this project.

I undertook a brief site assessment from neighbouring property Downs House, Avisford Park Road on 25 May to measure stem diameter of T1 cedar and its distance from boundary.

Two key elements of the applicant's Tree Survey do not correspond with my own reading and interpretation throwing into doubt the likely extent of root protection area (RPA) incursion, which I consider to be more intrusive than illustrated.

I concur with their stem diameter reading at 1.5m height of 605mm = nominal circular RPA of 7.2m radius (rounded down). Area 163m².

I challenge their reading of tree distance to boundary. They have measured from stem base centre to projected building line as 2.8m. I measured 2.05m.

It is stated that the shape of RPA has been manipulated to account for irregular root morphology of T1 although I see no evidence of that in the TPP or AIAMS. Based on the information provided, I find the use of a circular nominal RPA (as they have shown) likely to be broadly representative and adequate for determining this application.

Conclusions:

It is unusual for baseline tree survey data to be questionable. Whilst there may yet be reason given for apparent anomalies, in any event, it does not provide the necessary confidence to determine likely arboricultural impact of any proposal.

That said, based on my interpretation (of a more intrusive scheme) I find the level of planned RPA incursion (into bare ground) remains within limit of tolerance recommended in the British Standard 5837:2012 – Trees in relation to design, demolition and construction.

The development proposal is achievable without undue detriment to retained trees, although we must be in possession of an accurate Tree Protection Plan, to ensure adequate illustration for the benefit of all interested parties and importantly for those contractors employed at site.

The proposals as submitted should be achievable in arboricultural terms, although there is important information lacking (as described above), such that I cannot lend this scheme my support as it stands.

Recommendations:

The applicants will need to instruct their Arboricultural Consultant to submit a **revised** Tree Protection Plan and AIA/MS (Table 4) RPA Schedule.

On receipt of same (subject to our approval) and if consent is granted for the application, I recommend the following conditions be applied:

Condition 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 will be inspected to verify it is 'Fit for Purpose' as required under British Standard 5837:2012 and has been erected and positioned exactly as shown on the **Tree Protection Plan, dwg. no. Arbtech TPP 01, Rev 01, date.**

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 BS5837:2012 and ensure the retention and maintenance of trees and vegetation which are an important feature of the area, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

Condition 2

Part a)

All activity at the site is to be carried out in strict accordance with: - **Arboricultural Method Statement, Arbtech, AMS 01, Rev. 01, [date].**

Part b)

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 BS5837:2012 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.

Mark Warwick

Tree Officer / Neighbourhood Services