

Planning Officer: Raymond Cole

Planning Application Ref: WA/48/19/RES

Location: Land to the East of Fontwell Avenue, Fontwell Avenue, Fontwell

Description of works: Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate

Comments on Application:

- The original tree survey within the **Arboricultural Assessment, FPCR, March 2015** provided on behalf of the applicant is now more than 2 years old, generally regarded as a threshold beyond which any condition ratings and management recommendations may no longer be valid. That said, it remains possible to consider the general implications for existing tree stock. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am broadly in agreement with the retention category ratings.
- The applicants have employed FPCR to submit an Arboricultural Method Statement (AMS) along with Tree Protection Plans for this project. Several trees have been downgraded since the aforementioned tree survey and others proposed for removal to accommodate the revised layout.
- There is a disproportionate amount of tree removal, many individuals of which are high or moderate in value (Cat A/B) and prominent roadside. The majority of those have been approved for removal by the planning inspectorate to facilitate access onto the A29 Fontwell Avenue.
- In respect of *Timeline of Tree Protection* (pp.8-9) in the AMS, my preference is to be invited to attend once all Tree Protection Fencing / Ground Protection is in-situ and prior to any construction activity occurring on site. Furthermore, I would expect to have the opportunity to oversee ground preparation and installation for all No-dig construction. All this in addition to the auditable trail of site monitoring and reports to be provided to the LPA by the project arboriculturist.

Conclusions:

- The scheme as it stands is broadly supportable from an arboricultural perspective, although I would expect the provision of open space and landscape planting to be both ambitious and with the long-term in mind, to provide adequate compensation for the planned loss of so much high canopy. On such matters, I defer to our Landscape and Leisure Officer who should be consulted on that element of the scheme.

Recommendations:

- I recommend **APPROVAL** for this scheme, subject to the following additional condition being applied:
- All activity at the site is to be carried out in strict accordance with: - **Arboricultural Method Statement, FPCR Environment and Design Ltd, May 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 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 Plans dwg. nos. 6233-T-08/-09/-10 Rev A.**

- 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 Local Authority's Tree Officer.
- 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.

- In order to meet the requirements of condition 11, I recommend we confirm acceptance of the following documents as being the approved scheme for tree protection:
 - **Arboricultural Method Statement, FPCR Environment and Design Ltd, May 2019** (inclusive of Tree Protection Plans, dwg. nos. 6233-T-08/-09/-10 Rev A.
 - **Tree Retention Plan** (Detailed Access Junction), dwg. no. **6233-A-08 Rev C.**

Mark Warwick
Tree Officer / Parks and Greenspace Team