

Planning Officer: Mr A Wood

Planning Application Ref: WA/63/19/PL

Location: Land South of Arundel Road, Walberton, BN18 0QP

Description of works: Erection of 8 dwellings with garaging & open resident & visitor parking, with a new access from Arundel Road; provision of hard & soft landscaping & open space; foul & surface water drainage systems; & other works - This application is a Departure from the Development Plan

Comments on Application:

- The applicants have employed Barrell Tree Consultancy to prepare an Arboricultural Assessment & Method Statement along with a Tree Protection Plan for this project.
- 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 significant on and off-site trees of high/moderate quality, the majority of which enjoy statutory protection from their inclusion in a Tree Preservation Order - they could be adversely affected by these proposals.
- The site layout is sympathetic to the existing and future growth of those trees and has the potential to be harmonious, subject to adequate instruction and monitoring of activities close to retained trees by the project arboriculturist - throughout and until completion of the development.

Conclusions:

- The principle of development as described is certainly achievable without undue detriment to retained on and off-site trees and importantly the accompanying arboricultural reports and plans are so detailed that I feel able to support these proposals.
- Retention of expert arboricultural services throughout the project is essential to avoid damage to important trees of high visual amenity and landscape value.

Recommendations:

- I recommend the making of a Tree Preservation Order to cover the ash (T34) and oak trees (G20). The relevant TEMPO forms and site plans to assist you in making this order have been forwarded separately.
- I recommend **APPROVAL** for this scheme 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 **Tree Protection Plan, ref: 18164-BT3**.
 - 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 Assessment and Method Statement, ref. 18164-AA-AS, 28th 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 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