

Planning Officer: Ms Myer

Planning Application Ref: WA/97/19/PL

Location: Mill Ball, Binsted Lane, Arundel, BN18 0UJ

Description of works: 1no. replacement dwelling

Comments on Application:

- There are significant on and off-site trees which could be adversely affected by these proposals. There is no 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 such trees would be adequately respected and protected. [The applicants have employed Beechdown Arboriculture Ltd to prepare an Arboricultural Impact 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.](#)
- The general principle of development as proposed is viable. It seems likely that with appropriate input from an arboricultural consultant and the provision of a satisfactory construction management plan; all established trees on site could be retained without suffering harm to their ongoing health and vitality. [In the absence of a detailed construction management plan showing the precise location of site compound and areas set aside for extraction/delivery/storage of materials, it is left to the project arboriculturist to devise a plan of protection that ensures adequate respect and protection for retained tree](#)
- I understand the existing driveway and hard surfacing is to be retained as is, thereby providing ground protection for the prominent and high value walnut and cypress trees to the north of the dwelling. [The retention of existing driveway and hard surfacing has been confirmed by both the project arboriculturist in his Arboricultural Report and by the applicant's agent within their Design and Access Statement.](#)

Conclusions:

- The principle of development as described is certainly achievable without undue detriment to retained on and off-site trees, although we are yet to have sight of the necessary arboricultural report and plans to demonstrate this has been properly considered. [We now have the requisite set of arboricultural reports and plans that demonstrate full consideration of the trees in relation to the development proposal and a protection scheme to ensure adequate respect and protection of the same.](#)

Recommendations:

1. The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Impact 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. [Resolved.](#)
 2. 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. [Resolved.](#)
 3. In the absence of the above reports and plans, I can only register an OBJECTION; although I expect to be able to lend the scheme my full support on receipt of the same.
- [I can now recommend the above 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 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: **Appendix 7 - Tree Protection Plan, Beechdown Arboriculture Limited, 06/12/2019.**

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 Report, ref: B/0249/19, December 2019.**

Part a) Any disturbance of the existing driveway and hard standing (includes all construction layers, hard wearing course and sub-base materials) which currently provides ground protection within the nominal RPA of T1-T4 incl. must be agreed in advance with the local planning authority. 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.

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 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. Any tree pruning considered essential by the project arboriculturist to facilitate the development as approved, must meet the requirements of BS3998:2010 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: In the interest of continued health and vitality of trees and to accord with current industry guidelines and sound arboricultural practice.

Mark Warwick
Tree Officer / Parks and Greenspace Team