

WSSC COUNTY ARBORICULTURAL OFFICER - response to planning consultation

Application reference number: WSCC/055/20

Location: Woodlands Meed College, Birchwood Grove Road, Burgess Hill RH15 0DP

Proposal: Construction of new two storey Special Educational Needs and Disabilities (SEND) College building with associated soft and hard landscaping, a floodlit all-weather pitch, car parking and drop off/pick up facilities and alterations to existing access arrangements

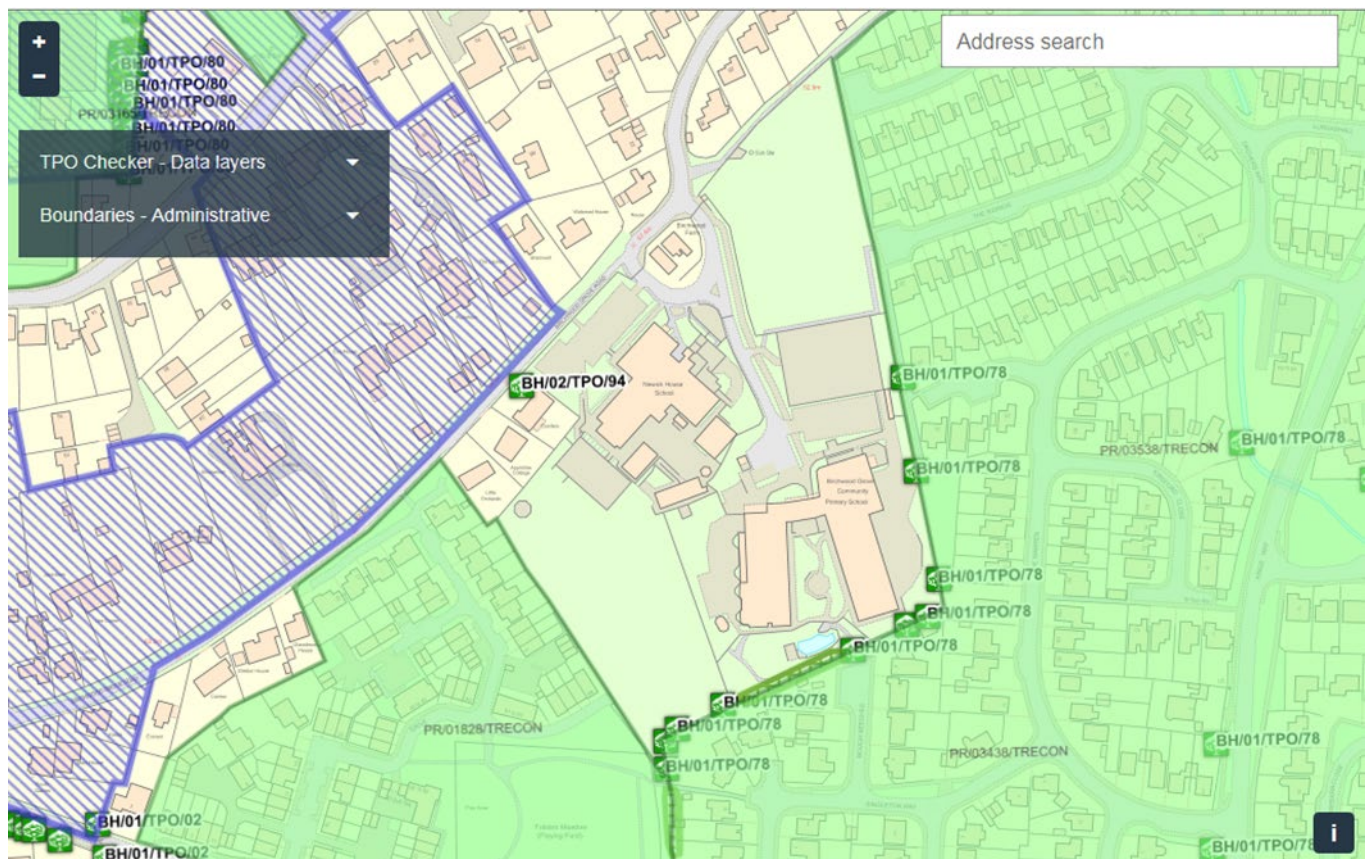
District: Mid Sussex

Date: 18th December 2020

Summary response: no objection subject to suitably worded conditions requiring compliance with the submitted tree protection plan and the requirement for an arboricultural method statement plus detailed landscape specification and long-term maintenance plan.

Response:

AIA paragraph 3.4 – this states that there are no TPOs or Conservation Areas within the scheme boundary. This may be technically accurate, with regard to the Conservation Area which is to the north-west, and possibly with regard to the TPO trees in the south-west corner if they are on the other side of the boundary, but the RPAs will extend into the site.



A detailed arboricultural method statement (AMS) will be required and bespoke treatments / approaches detailed for some locations, e.g. T011, T012, T013 and T014, which is referred to in the AIA. On-site supervision and monitoring may be necessary at some stages.

There are concerns regarding construction access, especially shown at 8.1 in the design and access statement: the Woodlands site zone cannot be used – the vegetation is very dense here and would have to be removed entirely if it were to be used which is not acceptable.

Recommended condition:

Arboricultural Method Statement / Tree Protection Measures

No development shall take place until an Arboricultural Method Statement in accordance with BS5837:2012 (Trees in relation to design, demolition and construction – recommendations) has been submitted to and approved in writing by the County Planning Authority. The Arboricultural Method Statement shall identify and detail all trees/hedgerows/groups to be retained and the measures to ensure their retention and protection in accordance with BS5837:2012, including full details of root protection areas, tree works, protective fencing, location of services/utilities/drainage, scaffolding and ground protection within tree protection zones, construction within the RPAs or that may impact on retained trees, details of site access, temporary parking, onsite welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well as concrete mixing and use of fires. Thereafter the approved Arboricultural Method Statement shall be implemented in full.

Landscape

Comments are restricted to the soft landscape proposals. A full, detailed landscape specification is required in compliance with NBS. The indicative species / cultivars are largely suitable, but it is important that the planting is easy to maintain in future so should not be overly 'fussy' but consist of strong blocks or swathes of planting, limiting the number of species / cultivars, especially for the ornamental shrub planting and groundcover.

Details should include sub-soil / top soil requirements and minimum depths and comply with the relevant British Standards. Include plant protection measures and a detailed, long-term maintenance plan.

Recommended condition

No part of the development shall be first occupied until a detailed hard and soft landscaping scheme has been submitted to, and approved in advance in writing by, the County Planning Authority. The scheme shall include details of species, planting sizes, numbers, spacing, planting rate and densities, typical layout matrices if appropriate, plant protection, tree pit design, soil amelioration / improvement, biosecurity, on-going maintenance provision and the finish of all new hard surfacing, referring to all relevant and current British Standards. Once approved the scheme shall be implemented in full with all planting carried out in the first planting season (November to February) following the commencement of the development. Any plants or turf or seeding which die, fail to establish, are

removed or become seriously damaged or diseased within the first five years shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the County Planning Authority.

[Julie Bolton](#) | County Arboriculturist, Environment & Heritage Team, Planning Services,
[West Sussex County Council](#)

Location: Ground Floor, Northleigh, County Hall, Chichester PO19 1RG

Internal: 26446 | External: 033022 26446 | E-mail: julie.bolton@westsussex.gov.uk