

[REDACTED]

From: Mark Warwick
Sent: 31 January 2018 09:24
To: Anita Gardner
Subject: AB/148/17/PL

Anita

Please see attached, my comments/observations for your consideration.

Kind regards,

Mark

Mark Warwick | Tree Officer, Greenspace, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West
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Planning Officer: Anita Gardner

Planning Application Ref: AB/148/17/PL

Location: Wooded Land South West of Dalloway Road, Arundel

Description of works: To provide 4 No. detached houses on existing semi natural woodland site. This application is a Departure from the Development Plan.

Comments on Application:

- This woodland compartment represents an important buffer between existing development and agricultural land/woodland. It has been designated Ancient & Semi-Natural woodland status. I have assessed it as being of high quality with good diversity of native tree species, mixed age-class and good overall structure throughout. It is undoubtedly an important wildlife habitat.
- It makes a significant contribution to, and has a long-standing relationship with the local landscape.
- Among the list of trees proposed for removal are several good quality specimens of significant stature, which contribute significantly to the value and character of this woodland.
- In respect of trees marked for retention, these will inevitably come under pressure to be pruned as they would overhang gardens, buildings and driveways. The majority grow on the southern aspect of proposed dwellings; bearing shade and discarding debris onto the same during periods of inclement weather which is likely to generate some concern thereby adding further pressure.
- While no Arboricultural Method Statement (AMS) or 'Site Set Up' plan has been submitted, it seems highly likely that further damage/disruption to the woodland ecology would occur (in addition to the proposed tree removals) during; the establishment of site access, ongoing construction, storage of materials, installation of utility apparatus and any surface water drainage work.

Conclusions:

- This is high quality woodland of both local importance and wider value to the landscape. This development proposal would irrevocably spoil its character and lead to a progressive deterioration of the remaining habitat.
- It is difficult to envisage a scheme of new habitat creation/soft-landscaping however well-intentioned, that could achieve a satisfactory level of mitigation/compensation for the loss of such habitat.
- Notwithstanding this is a departure from the Development Plan, the proposed development would seem to be an unnecessary intrusion into a parcel of prime woodland at a strategically important location in the local landscape.

Recommendations:

- I recommend **REFUSAL** for this application.
- I recommend the making of a Tree Preservation Order to cover the entire woodland compartment. I attach a TEMPO form and site plan to assist you in making this order.

Mark Warwick

Tree Officer / Parks and Greenspace Team

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 24th January 2018

Surveyor: Mark Warwick / Tree Officer, Parks and Greenspace Team

Tree details

Tree/Group No: Woodland 1

Species: Deciduous woodland (Oak/Hazel/Holly/Ash/Beech)

Location: Land to the South of Birch Close, SW of Dalloway Road, Arundel

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes **5**

**Relates to existing context and is intended to apply to severe irremediable defects only*

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes **4**

**Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality*

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes

4

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | |
|--|
| 5) Principal components of arboricultural features, or veteran trees |
| 4) Tree groups, or members of groups important for their cohesion |
| 3) Trees with identifiable historic, commemorative or habitat importance |
| 2) Trees of particularly good form, especially if rare or unusual |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) |

Score & Notes

5

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

- | |
|-------------------------------|
| 5) Immediate threat to tree |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes

3

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:

21

Decision:

Definitely merits TPO

Arun District Council Maps

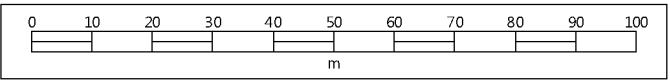


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