

**Planning Officer:** Anita Gardner

**Planning Application Ref:** AB/36/18/PL

**Location:** Blastreat Limited & adj. Greenhurst, Fitzalan Road, Arundel BN18 9JS

**Description of works:** Demolition of existing buildings & erection of a block of 46 No. sheltered apartments for the elderly (comprising 22 x one bedroom apartments & 24 x two bedroom apartments age restricted to 60 years and over), with associated access electric buggy/cycle stores & refuse bin store & 32 No. parking spaces.  
Resubmission of AB/77/17/PL. This application affects the character and appearance of Arundel Conservation Area

**Comments on Application:**

- The applicants have employed the **Barrell Tree Consultancy** 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. I am in agreement with the retention category ratings for on and off-site trees.
- Those trees within the site are confined to the west perimeter, none of which are of such individual or group value to justify the making of a Tree Preservation Order. They do have some screening and shelter value although due to their age and management history are of limited value so as not to be a complicating factor in any development of the site.
- There are a number of small but ornamental garden trees to the rear of 10 – 14 Queens Lane whose root protection area (RPA) may encroach into the site. These will no doubt be of value to the owners/occupiers of those dwellings and will also add value to any new development. Presently the ground is under hard surface and so disruption is likely only to be minimal. Any surface-dressing or improvement of the construction layers along the sites south boundary will need to be undertaken with respect for these trees and should only be undertaken in consultation with the project arboriculturist so as to prevent undue harm to their ongoing health and vitality.
- There is potential for a green open space from the west boundary to the existing driveway, with ample opportunity for the introduction of trees with longevity and stature such that they would compensate for the planned loss of (G2); a significant volume of high evergreen canopy at the north-west corner and the only established live trees across the site. This amendment to the plan would probably involve sacrificing four to six units but undoubtedly enhance the character of the site.
- The landscape plans do not specify the type of trees to be planted, as such, we cannot be sure that there will be trees of long-term value incorporated within the development.

**Conclusions:**

- The arboricultural survey information and associated documents/plans provided demonstrate adequate regard and respect for the tree population at and immediately around the site.
- There is no currently no planned RPA incursion for any significant on/off-site trees or need to install positive tree protection measures.

**Recommendations:**

- I recommend **APPROVAL** for this application.

Mark Warwick  
Tree Officer / Parks and Greenspace Team