

From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 09 October 2019 15:57
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AL/51/19/PL

Simon

Please find attached my report for your consideration.

Regards,

Mark

Mark Warwick | Tree Officer, Greenspace, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West
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Save the environment - think before you print.

Planning Officer: Mr S Davis

Planning Application Ref: AL/51/19/PL

Location: Springfield and land to rear, Hook Lane, Aldingbourne, PO20 3TE

Description of works: Demolition of the existing dwelling & erection of 3no. 2-bed, 3no. 3-bed & 4no. 4-bed dwellings, access, landscaping & associated works

Comments on Application:

- The applicants have employed **Lizard Landscape Design Ltd** to prepare an Arboricultural Impact Assessment & Method Statement along with a Tree Retention and Protection Plan for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am broadly in agreement with the retention category ratings for on and off-site trees, although I detect a tendency to undervalue a number of trees identified as Category C (low quality) that might qualify as Category B (moderate quality) and should therefore have greater influence over any site layout proposal.
- In broad terms, the proposal as it stands can only be implemented by removing a substantial amount of the existing on-site tree population, of which there are several very large evergreen trees of obvious landscape value. A number of these have also been identified as Category B trees, a rating I can comfortably support.
- While some of the proposed tree removals along the south and east boundary can be tolerated to facilitate a quality development and with adequate compensatory tree planting detailed within a landscape plan; I find the quantity of tree removal (especially the high canopy Monterey cypress and old native maple trees) along the north boundary to be unjustified and unacceptable. Such trees add a mature outlook and provide visual amenity to the surrounding area and will no doubt be of considerable value to those occupying new dwellings to the north (Barratt Homes development) and beyond.
- The number and position of dwellings proposed for this parcel of land is such that very few trees of current and/or long-term value would be retained.

Conclusions:

- The proposal seeks to fully exploit the available space but without sufficient regard for existing trees and hedges; a significant quantity of which could be retained in harmony with and provide instant value to a more sympathetic design.
- I find the extent of proposed tree loss at this site unacceptable, especially in relation to any positive benefits that may arise from the development.

Recommendations:

- As it stands, I feel unable to lend my support to this scheme and so must register an **OBJECTION**. A reduction in the number of units from 10 to 7 (removing plot 2, 3 & 4) would allow for the long-term retention of important boundary trees, which I could support.
- I recommend the making of a Tree Preservation Order in respect of one pedunculate oak (T23 on the applicant's survey) to preserve its place in the landscape. I attach TEMPO form and GIS plan for this purpose.

Mark Warwick

Tree Officer / Parks and Greenspace Team

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 9th October 2019

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

Tree details

Tree/Group No: T1

Species: Pedunculate oak / *Quercus robur*

Location: Land to the West of St John's Close, Aldingbourne, West Sussex

OS Map ref: E 493510

N 104572

Part 1: Amenities 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

5

*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

1

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 |

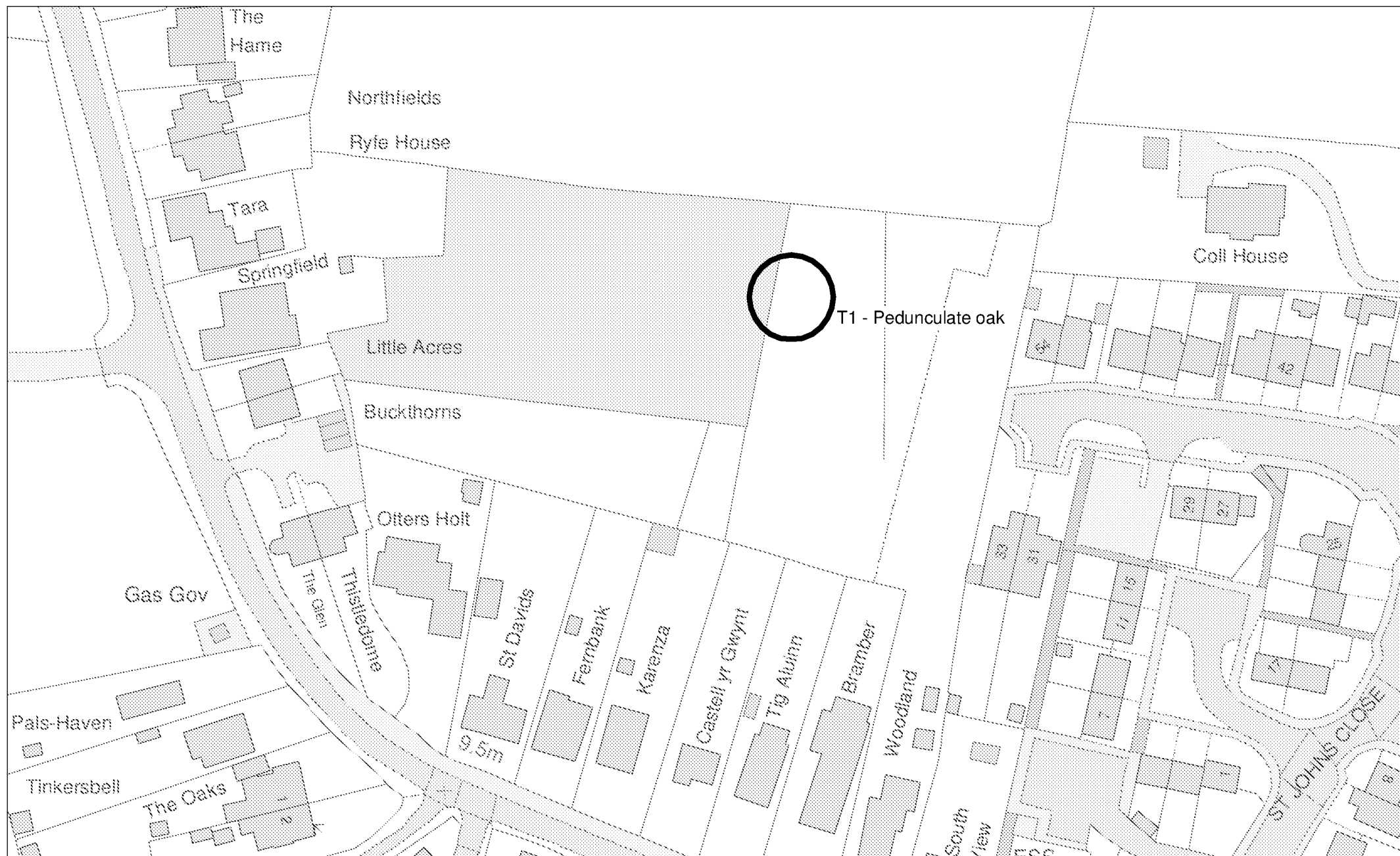
Add Scores for Total:

18

Decision:

Definitely merits TPO

Land West of St John's Close, Aldingbourne, West Sussex



Scale 1:1000 @ A4

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