

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.
- I have subsequently been able to note the following plan: Engineering Details Drainage Strategy, dwg.no. 602-01, Rev A, 09.19. This shows what I assume to be a subterranean construction (attenuation tanks?) well within the root protection area of an off-site oak tree. That oak tree (T23) is a Category A tree and the subject of my recommendation for statutory protection (Tree Preservation Order). It has not been shown on the above plan. Outwardly and from a distance it appears to have high growth potential. The root protection area of this tree should remain sacrosanct – as shown on the Tree Protection Plans.

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.
- The latest site layout proposal (unfortunately titled the same as 1186/SKO4 Revision02) corresponds with the latest Tree Protection Plan dwg.no. LLD1680-ARB-DWG-002, Revision 03. The layout makes some minor positive amendments in terms of moving built structure away from tree stems and outside of crown spread, but there remains significant RPA incursion and significant future change of land use, becoming high intensity residential over the root protection areas of important boundary trees. If that was not enough pressure to contend with, the heavy reliance of fragmented ground protection measures across the site carries a high risk of being inadequately maintained throughout any development.

- Should this application proceed to development then the drainage strategy would have to be revised to avoid incursion into the RPA of off-site tree T23, the most valuable tree overlapping the development. The potential for expansion of its root system would also have to be taken into account as part of that revision.

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. Until such time as the long-term pressure on important boundary and off-site trees is addressed with a more sympathetic layout, I sustain my **OBJECTION**.
- 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

From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 01 November 2019 16:45
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, updated in response to these latest submissions.

Regards,

Mark

Mark Warwick | Tree Officer, Greenspace, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 30 October 2019 13:30
To: Mark Warwick <Mark.Warwick@arun.gov.uk>
Subject: FW: AL/51/19/PL Springfield, Hook Lane, Aldingbourne

Hi Mark,

Please see below and attached in response to your comments dated 9th October. Can you provide further comments please.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Kerry Simmons [REDACTED]
Sent: 28 October 2019 16:32
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: AL/51/19/PL Springfield, Hook Lane, Aldingbourne EMAIL 1 of 2

Dear Simon,

I am emailing to submit a substitute site plan showing the re-position of Plots 2, 3 and 4 together with the re-siting of the proposed garages and parking as well as minor re-positioning of plots 5 -10 in order to achieve adequate protection of the existing mature trees along the northern boundary to ensure their retention and protection. The amended Tree Retention and Protection Plan shows that the proposed siting of Plots 2, 3 and 4 would now achieve the required protection measures and would provide the Council with a means of securing the retention of the existing landscape on the northern boundary by imposing a landscape protection condition. We trust the revised layout plan and updated Tree Retention and Protection Plan addresses the concerns raised by the Council's Tree Officer.

Drainage: Please also see attached the BRE365 drainage tests which confirm soakaways are unacceptable. Under separate cover I will forward the drainage strategy that was agreed with Laura Gibbons before she left on the proviso that soakaways could not be achieved (which they cannot). It follows the exact same principles as Barratt have adopted for the northern site. The project drainage engineer is attempting to touch base with the Council's new engineer, but this has not happened yet. We would be grateful if you could consult the drainage engineer on the additional drainage information.

I trust this is of assistance at the stage and would be grateful if we could agree an extension of time.

I look forward to hearing from you n due course.

Kind regards,
Kerry

Kerry Simmons MA MRTPI
Partner

[REDACTED]



RIBA #1



PLANNING

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