

Richard Martin
Tree & Landscape Officer, Greenspace
Arun District Council
Bognor Regis Town Hall
Clarence Road
BOGNOR REGIS
PO21 1LD

My Ref: D1755AIAL2

7th November 2017

Dear Richard,

**RE: AW/155/17/PL - BRUS LODGE, 28A KINGSWAY, ALDWICK, PO21 4DH
PROPOSED DEVELOPMENT**

I refer to your instruction to advise on the arboricultural implications of the above planning application and confirm that I have visited the site. My assessment with conclusions and recommendations was set out in my letter of 29th August 2017 ref: D1755AIAL1, based on the submissions available at that date. I have now seen revised submissions and my assessment of those is set out below. The comments should be read in the context of the circumstances set out in my letter D1755AIAL1 in respect of the site visit.

Tree information: The factual tree information in support of the application is contained in the revised Seaman Partnership Ltd 'Existing Tree Schedule' of 18th September 2017. This schedule to BS5837 has been amended with correct tree identification and more realistic tree management proposals including the retention of the oak T5. In general, the individual trees are poor; and the shrubby growth is overgrown, with structural and health problems developing.

Tree constraints plan: The revised plan prepared by Lizard Landscape Design and based on the Seaman Partnership Ltd tree schedule informs the Lizard Landscape Design Tree Retention and Protection Plan (the Protection Plan) drawing no. LLD856/02 revision 3 dated 18.09.17. The plans show the proposed dwelling pulled back from the road compared with the previous layout, which has increased the space between the dwelling and the road front boundary. The Protection Plan is very full and detailed, to an extent that sometimes makes extracting the required information difficult e.g. where areas of shading or hatching overlap. However, there is additional information now compared with the previous submissions, and the tree protection measures are generally more comprehensive and practicable. I am now satisfied

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that the submitted Protection Plan effectively incorporating a method statement are sufficiently clear and reasonably practicable and adequately address the issue of harm to retained trees. I am satisfied that the amendments constitute a workable proposal in tree terms, with sufficient details to enable the Council to apply a condition requiring adherence to the submissions, with such a condition satisfying the normal test for conditions.

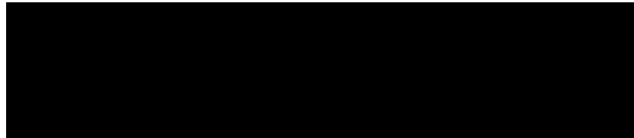
Post occupancy: In respect of the effects of the retained trees on the new occupants, the vegetation is to the north of the proposed dwelling, with main amenity fenestration and outlooks to the rear south elevation. Retained trees will not unduly shade or dominate the proposed dwelling.

Conclusions: In conclusion, I find that the changes to the proposed development by the construction of a detached dwelling with access to Kingsway demonstrate that the development can be carried out in a way that keeps the risk of harm to retained trees to an acceptable minimum. I am satisfied that adequate provisions have now been made for the protection of trees and vegetation proposed for retention.

Recommendations: I recommend that there are now no supportable tree grounds for this application be refused, subject to a condition requiring the development to adhere to the installed and process tree protection measures as set out in the Protection Plan drawing no. LLD856/02 revision 3 dated 18.09.17.

Please call me if you need to discuss any of these points.

Yours sincerely



Jonathan Fulcher **DipArb FArborA**

Letter re: 28a Kingsway, Aldwick

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