

Planning Officer: Simon Davis

Planning Application Ref: **AW/198/18/PL**

Location: **Land Between 8 And 12 Wychwood Close, Aldwick, PO21 4DW**

Description of works: **Erection of 1 No. 4 bed dwelling, formation of new access & felling of 4 No. trees to the rear of the site. This application affects the character & appearance of the Craigweil House Conservation Area**

Comments on Application:

- The applicant has employed David Archer Associates to submit a Tree Schedule and Tree Protection Plan (TPP), dated 16th March 2017 and June 2018 respectively. The Tree Survey data is adequate and broadly accords with the requirements of BS5837:2012. For the record, I have calculated (and the above TPP demonstrates) root protection areas and expect those to inform the position of tree protection fencing on site, as follows: T5-7.1m, T6-3.4m.
- There is a cluster of even-aged on-site trees to the rear of the proposed dwelling (T1-T4), all of which could be successfully retained but have been identified for removal. They are not of particular merit and whilst unfortunate, their removal would not adversely affect the character of the area.
- The prominent tree of value is T5 (recorded as T99 on TPO/AW/228/10) an off-site oak, which has been afforded adequate protection in principle, as has T6 an off-site beech.
- I note from representations the allegation of unlawful tree removal, c2016, in respect of a fine red oak growing roadside and outside the curtilage of residential property. Having read through the public records available online, my understanding is that this was probably carried out to remove a site constraint during a previous development proposal. While I cannot comment on the outcome of any enforcement investigation at the time, it would seem that enough time has passed since the incident of tree removal (presumed to be unauthorised) so as to preclude any viable attempt at compensation via legal route.

Conclusions:

- The plot lends itself to being developed and there is adequate room to do so without detriment to trees of significant value and/or character.
- Due to the unfortunate (and assumed unnecessary) loss of a prominent large tree of high quality to ease a historic development proposal for the site; I suggest the current applicant be required (as a gesture of goodwill to the local residents who part-owned the aforementioned tree - and to recover lost public amenity) to replant a tree of similar potential in the roadside verge outside the plot.

Recommendations:

- I recommend **APPROVAL** for this application, subject to the following conditions being applied:
 - Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place, the Arun DC Tree Officer must have the opportunity to inspect all protective fencing to verify it is 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown/described on the **Tree Protection Plan, dwg.no. TPP 01, dated June 2018.**
 - If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones then prior to their installation a Method Statement prepared by an Arboricultural Expert must be

submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised and they can continue to enhance the landscape and amenity of the area.

- A tree is to be planted as replacement for the red oak in the same place or nearby and to within 4metres.
This is to be of Standard Nursery Stock proportions (Extra Heavy Standard 14-16cm girth & 3m to 4m overall height) supported on a 'short stake' system with appropriate securing ties and pads.
It is to be planted during the first winter following completion of all construction activity at the site.
The species shall be selected from the following:-
Red oak *Quercus rubra*
Sweet gum *Liquidambar styraciflua*

Reasons: To accord with current industry guidelines and sound arboricultural practice in general.

Mark Warwick

Tree Officer / Parks and Greenspace Team