

Planning Officer: Mr S Davis

Planning Application Ref: AW/246/19/PL

Location: Land Adjacent to 34 Wakefield Way Aldwick PO21 3RS

Description of works: Erection of 1 No. 2 storey end of terrace house

Comments on Application:

- The applicants have employed Lizard Landscape and Design to prepare an Arboricultural Impact Assessment & Method Statement along with a Tree Retention and Protection (TRP) 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 there is insufficient evidence to support the Category C rating applied to oak T05. This may be a Category B tree – in any event, its long-term retention is highly desirable as based on the information provided and from my own limited ground level assessment, this tree could theoretically be viable for in excess of 100years.
- T05 is one of several large, mature/maturing English oak that are major landscape components defining the verdant character of the area. As if by chance, they are evenly spaced and on opposite sides of the road, such that they present both individually and as constituents of a disparate group. Their crowns are relatively unmodified so are visually attractive from many aspects. The loss of any one of these trees would no doubt be keenly felt by local residents and regular visitors alike.
- Even by their own flawed (undervalued) representation of T05's root protection area, they have been compelled to propose a suite of engineering solutions and protection measures to mitigate the risk of damage to the tree.
- The use of circular Root Protection Areas is typical and usually adequate but in truth is rarely an informative representation in the built environment. In this case it clearly does not reflect the likely area which contains sufficient roots and rooting volume to maintain the tree's viability. A revised polygon which abandons the inclusion of carriageway/footway and captures much more of the existing garden and verges would be a realistic representation. It follows that the actual extent of root protection area intrusion proposed by this scheme is far more extensive than that which has been illustrated on the TRP plan.
- Were this development to proceed, the proposed change in intensity of land-use around the new dwelling will eventually lead to damaging compaction over the rooting area of T05. Furthermore, due to the canopy overhang dominating the rear garden, there will inevitably be a 'future residential pressure to prune' which would be difficult to refuse – further spoiling the visual amenity currently provided by this tree.
- I note from the Design and Access Statement that cellular soakaways are proposed (ideally to be 5m from built structures) and that should be situated outside of the anticipated rooting area of established trees. I have not seen where this is going to be located but clearly to the rear of the dwelling is going to be problematic, especially when you revise the RPA.

Conclusions:

- The RPA of T05, a potentially high value tree (of landscape and public amenity value, which contributes greatly to the verdant character of the area) has not been accurately represented. As such, the extent of RPA intrusion has not been satisfactorily demonstrated.
- I find the likely extent of RPA intrusion problematic and the associated high risk of short and long-term damage to T05 is unlikely to be adequately mitigated by engineering solutions at this site.

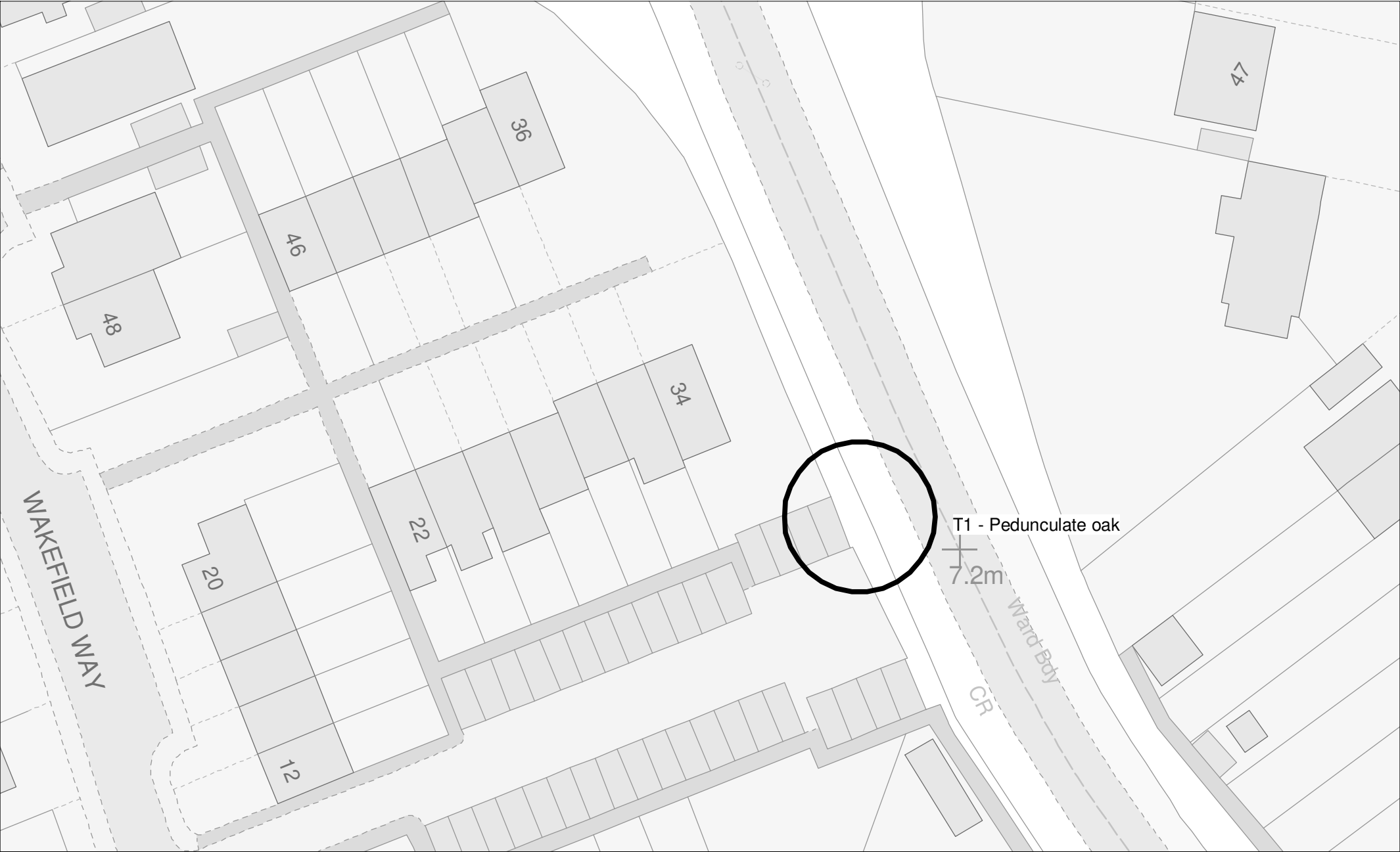
Recommendations:

- I recommend the making of a Tree Preservation Order in respect of **T05** to preserve its place in the landscape and better control its management. I attach a TEMPO form and GIS plan for this purpose.
- I recommend **REFUSAL** for this scheme.

Mark Warwick

Tree Officer / Parks and Greenspace Team

Side of 34 Wakefield Way, Aldwick, PO21 3RS



Scale 1:500 @ A4

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TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 15th November 2019

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

Tree details

Tree/Group No: T1

Species: Pedunculate oak / *Quercus robur*

Location: Lower Bognor Road, Land East of 34 Wakefield Way, Aldwick, PO21 3RS

OS Map ref: E 491148

N 099596

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

3

* 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

4

* 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:

15

Decision:

TPO defensible