

From: Amanda Scholes on behalf of Planning.Responses
Sent: 26 February 2020 09:57
To: Planning Scanning
Subject: FW: 261 Aldwick Road, Aldwick. AW/279/18/RES
Attachments: File Note.Aldwick.261 Aldwick Road.pdf
Importance: High

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



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From: Simon Davis
Sent: 26 February 2020 09:04
To: Planning.Responses
Subject: FW: 261 Aldwick Road, Aldwick. AW/279/18/RES
Importance: High

From: Mark Warwick
Sent: 25 February 2020 17:36
To: Simon Davis
Cc: Daniel Vick; Rosemarie Dannatt; Richard Martin
Subject: URGENT - 261 Aldwick Road, Aldwick. AW/279/18/RES
Importance: High

Simon

Please find attached my report for your attention.

I am happy to liaise with the developer and/or project arboriculturist if your team is prepared to act on this breach of condition/tree damage event.

Please let me know how you wish to proceed.

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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Planning Officer: Simon Davis

Planning Application Ref: **AW/279/18/RES**

Location: **261 Aldwick Road Aldwick PO21 3QU**

Purpose of visit: **Ad-hoc inspection of approved Tree Protection Measures following commencement**

Comments and observations: Site attended – 19th February 2020, 0915 – 1000hrs

- While recently travelling en-route in the area I became aware of substantial groundworks occurring at the above site. The front of the site facing Aldwick Road is secured by substantial hoarding and the view restricted. I made a preliminary assessment from the neighbouring property 'Malmayne Court' and became immediately concerned for the welfare of on & off-site trees, all of which are to be retained as part of the above development and most importantly the subject of Tree Preservation Orders. I returned the following day with the approved **Tree Retention and Protection Plan, LLD1425-ARB-DWG-002, Rev 02** to investigate more fully. The following is a record of my observations and I make conclusions and provide recommendations for remedial action.
- I had not been invited to attend a pre-commencement site meeting, as required under condition 4, despite previous assurances from Peter Barnes, Knightsgate UK in email correspondence from May 2019 that this was being sought in good time.
- Groundwork across the site is advanced, with the footprint of combined plots 3&4 already dug out and screw piles installed (Fig.4). You will observe significant mechanical damage to roots, most likely associated with on-site tree T01 and off-site trees T02 and T03, all of which are the subject of a Tree Preservation Order (TPO). Assuming the footprint is correctly located and root severance in principle therefore permissible; that root severance has not been undertaken as per the approved methodology nor I doubt with any arboricultural supervision.
- Large volumes of heavy clay subsoil have been heaped along the site's west boundary and within the root protection area (RPA) of T04, the subject of a TPO (Fig.1 and 2).
- A sole operative was working in the excavation to assist pumped extraction of groundwater. He was not familiar with the Tree Protection Strategy for the development and was happy for me to carry on with my own investigations. Construction work has clearly been underway for several weeks at least. Some 15minutes after having arrived, I was joined by his colleague and who I understood to be the senior member of the team, Kevin Coakley. I have no company information for either operative, but it seems clear they have been involved with the project from the start of groundworks.
- HERAS panel fencing appears to have been placed in the correct areas although not in any effective way. Several panels have been scattered across the site, those that are within the RPA of trees are sat in movable block-trays, unclamped, with no notices affixed. In short, their presence is no more than symbolic and serves no practical purpose. Indeed, it seems to be getting in the way, as I observed several panels being transported to the opposite side of the site on a dumper truck, when I first arrived on site.
- Despite large areas of RPA being identified for 'No-dig' construction, there was no preparatory ground protection in place. All 'No-dig' areas have therefore been compromised until such time as we are satisfied that adequate ground amelioration and protection has been undertaken.

Conclusions:

- It is likely that significant damage to the most valuable trees affected by the development has occurred, in the form of crude mechanical root severance and exposure along with ground compaction - as a direct result of the activity by groundwork contractors employed by the developer.

- Urgent action must be taken by the developer and their project arboriculturist to arrange for the careful removal of all excess materials (imported top/sub-soil, compacted hardcore) from within the RPA of retained trees and install ground protection and/or fencing as per the approved plan – to prevent further damage.

Recommendations:

- There is clearly a lack of understanding among the site operatives as to why the Tree Protection Plan exists and what is required of them. This should be addressed urgently with a 'tool box talk' from the project arboriculturist, as recommended in the approved **Arboricultural Impact Assessment and Method Statement, LLD1425.ARB-REP-001, Rev 02** (para. 5.5).
 - This incident should be investigated to determine how this event occurred and referred to our enforcement team to consider any further action. Given the gravity of these omissions, the probable extent of damage sustained and high risk of greater damage occurring; my personal recommendation is that you place a **Temporary Stop Notice** across the site until such time as we are confident that appropriate investigation, ground amelioration, installation of approved protection measures has occurred under the direction and supervision of the project arboriculturist. We will then need to have the site meeting originally proposed as 'pre-commencement' to check all measures are in place and agree a programme of site monitoring/supervision visits and reporting procedures.
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Fig.1. Looking west towards T04 Turkey oak (TPO), in the grounds of Malmayne Court.



Fig.2. Looking south along west boundary of site. T04 right foreground.



Fig.3. Looking east south-east to east boundary of site.



Fig.4. Looking south-west towards (from l-r) T01, T02, T03.

Mark Warwick

Tree Officer / Parks and Greenspace Team