

CONSULTEE RESPONSE (Council's arboriculturist)

Date of report: 24 May 2022

Reference: AW/84/22/PL

Proposal: Variation of condition imposed under AW/28/19/PL relating to condition 2-plans condition (updated plans and Arboricultural Impact Assessment and Method Statement.

Location: Land to the North of 276 Aldwick Road, Bognor Regis, PO21 3QH

Case Officer: Ms M Tomalova

Comments on application:

I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources. Previous consideration from site and familiarity with surrounding areas provides further insight to the proposal.

The applicants have employed Lizard Landscape Design Ltd. to prepare an Arboricultural Impact Assessment & Method Statement (AIAMS) along with a Tree Retention and Protection Plan for this project.

They have submitted Tree Retention and Protection Plan Rev 00, 05.05.21 which illustrates no further tree removal when compared to the proposals approved within condition 2 of AW/28/19/PL (Tree Retention and Protection Plan Rev 01, 17.01.19).

What has been illustrated is a greater extent of building footprint encroachment, north into the root protection area (RPA) of trees T06, T08 & T09.

Based solely on comparison of the above plans no additional tree removal or tree surgery is proposed, which is misleading. Additional tree removal has been illustrated on Location of Section Lines, dwg. no. LLD2330-ARB-DWG-003, Rev 00, 05.05.21, namely the removal of T8 & T9. Furthermore, this tree removal (additional two trees) has been described in the AIAMS and Tree Schedule so I make recommendations on that basis.

T06 will endure a slight increase in RPA loss although is not considered significant given the mitigation measures to be employed elsewhere.

T08 had been identified as unsuitable for retention so its removal now cannot reasonably be argued against.

T09 could not realistically be retained as part of the latest proposal due to proximity to dwelling. Its removal will extend the gap in the east boundary treeline when viewed from the public highway.

Conclusions

I have no objection to the development in principle as arboricultural impacts are minimal relative to the scheme approved under AW/28/19/PL.

If the application is to be approved, a **revised Tree Retention and Protection Plan** (see below) should be sought, to ensure the proposal is adequately illustrated for the benefit of all interested parties and importantly for those contractors employed at site.

There is no detailed soft landscape plan so we cannot be certain any replacement tree planting will occur. This should be seen as necessary to compensate for the loss of established tree cover and improve visual screening of this new development, from surrounding areas noted for special character (*heavy, extremely attractive and mature landscaping*). The applicant should approach WSCC and explore the possibility of securing off-site standard tree planting within the ample public highway verge which wraps around the north and east boundaries, if internal space does not permit sufficient quantity of large trees to achieve their full growth potential. A scheme of planting should rely on native tree species of potential stature (>10m ht.) and longevity such that they will grow to enhance the local landscape.

Recommendation:

If you are minded to approve the application, I recommend the following conditions are applied:

Condition 1

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 a **PRE-COMMENCEMENT Site Meeting** is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) – at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Retention and Protection Plan, LLD2330-ARB-DWG-002, Rev 01, date xx.xx.22.**

A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.

Reasons: To comply with BS5837:2012 and ensure the retention and maintenance of trees and vegetation which are an important feature of the area, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

Condition 2

Part a)

All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Assessment and Method Statement, LLD2330-ARB-REP-001.**

Part b)

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 BS5837:2012 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.

Mark Warwick
Tree Officer / Neighbourhood Services