

Arun District CouncilDate Inspected: 9th January 2014

Planning Officer : Anita Gardner

Planning Application Ref: not advised but Pre App Ref was PAA/10/13

Location : land around Broadlees, Dappers Lane, Angmering

Description of work: Tree pruning works along Dapper Lane and Water Lane to achieve a safe clearance above proposed new footpath link. The felling of trees throughout the site to facilitate development and access arrangements.

Reasons Given: Strutt & Parker applying for Outline Planning Approval for the demolition of Broadlees and erection of up to 27 x 2 bed age restricted cottages; a 60 bed care home and a carers block comprising up to 60 nursing beds + associated car parking.

Recommendation:

NO Objection		Comment	X	Dead & Dangerous	
Object	X	Recommendation	X	Abate a Nuisance	
Conditions Suggested		CA & Amenity Value		Tree Replacement required	

Comments On Application:

This development proposal requires the loss of an Ash tree (their T6) which is a highly visible tree of high amenity value that merits a TPO and in my opinion the development layout needs to be amended to accommodate the full RPA [550mm diameter tree = 6.6m radial protection zone] of this tree without compromises and changes in levels around it. This may involve changing the location of the access drive to allow for the visibility splays and re-routing the proposed footpath outside of the Ash trees RPA.

It would be expedient whilst making an Order to include other trees of merit that may be threatened by the proposals and which would make up a cohesive and defensible order.

Conclusions:

- I object to the removal of certain trees which would be lost to development and recommend that a Tree Preservation Order is made to protect them and several other valuable specimens on this site where development proposals threaten their safe and healthy retention.
- The trees I recommend for the TPO are shown on the attached TEMPO forms and plotted on the attached site plan.

