

Planning Officer: Simon Davis

Planning Application Ref: BE/180/16/PL

Location: Land adj. to 2 North Bersted Street, Bognor Regis

Description of works: Construction of 1 No two storey dwelling on a narrow storage yard

Comments On Application:

- The applicants have employed the service of **Lizard Landscape Design** who have prepared a Tree Survey & Root Constraints report with a Tree Constraints Plan but at this juncture no Arboricultural Method Statement Report complete with Tree Protection Plan has been submitted – all of which is required by BS5837:2012 in support of an application where trees are within influencing distance of proposals.
- There are no trees on this site but it is dominated and overshadowed by 8 self-sown off-site Sycamores that are young trees with significant potential for growth and expansion in the future.
- These are not trees of quality in the landscape but the fact remains that they exist and are not under the direct control of the applicants therefore they pose a constraint to the development proposed.

Conclusions:

- The tree survey and constraints data is satisfactory.
- Squeezing a two storey development onto this narrow plot will have a detrimental impact on the off-site trees as they will be due south of the dwelling and within 1m to 2m of same therefore there will be 'pressure to prune or fell' them which does not constitute good design under the recommendations of BS5837:2012.
- I do not doubt that the new dwelling can be constructed without too much damage to the root systems but they will need to provide a detailed Method Statement & Tree Protection Plan report to justify this.

Recommendations:

- I find that the base tree constraints data submitted in support of this planning application is fine as far as it goes but given the complexities of the build process there will be a need for them to supply further information in support of the application in the form of a detailed Method Statement & Tree Protection Plan report.
- As things stand I would have to register an **OBJECTION** to this scheme on the grounds of 'pressure to prune or fell the off-site trees.



Consultant Arboriculturist