

Planning Officer: Simon Davis

Planning Application Ref: BE/180/16/PL (2) Updated comments appear in red typeface -- 21.03.17

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.
- 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. Lizard Design have now submitted a Method Statement and I agree that with the combination of levels differences and the low retaining wall very little root if any will be found when they are excavating the site so its construction is feasible without detriment to tree roots. The site is so small that there is no room for protective fencing other than around the perimeters but we will need to see a plan showing this i.e. a Tree Protection Plan.
- 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. Lizard Designs own Method Statement at 2.4 Tree Surgery Works makes this point for me as follows "The existing Sycamore trees to the southern edge of the site would need to be crown reduced and crown lifted to the southern edge of the site in order to both implement the proposed scheme during the construction phase and also for the long-term benefit of the development scheme. The trees to the southern edge of the site would need to be crown reduced by 2.0 metres to the northern canopy aspect and crown lifted to 5.0 metres height above the site area."

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. We will still require a Tree Protection Plan.
- 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. I see no reason to alter my decision on this as they have confirmed that the trees would have to be topped out and crown lifted just to facilitate the development in the first instance.

Bernie Harverson

Consultant Arboriculturist