

Planning Officer: Michael Eastham

Planning Application Ref: BE/38/19/PL

Location: Adjoining site at 10 Acre Field West of Saltbox, Rowan Way, Bognor Regis

Description of works: Creation of temporary soil storage bund associated with development of adjoining site at Salt Box

Comments on Application:

- The plot being considered here appears to be devoid of trees, although there are individual trees within field boundary hedgerow that must be evaluated and afforded appropriate levels of respect and protection. It is possible they will be adversely affected by this proposal. There is no supporting arboricultural information submitted with the application - a requirement of BS5837:2012. As such, were this application to now proceed, we will not have sufficient information to guarantee such trees would be adequately respected and protected.
- With reference to an earlier (now related) application BE/102/17/OUT, Salt Box Field Land Off Rowan Way; the applicant had commissioned an arboricultural implications assessment (Aspect Arboriculture), inclusive of a tree survey schedule and tree protection plans. These are of some value when considering the potential impact on trees and hedgerow along the east boundary only, of the 10 Acre Field.
- The top soil relocation site plan suggests adequate buffer zones will be in place to protect those boundary trees and hedgerow, but this has not been confirmed with detail.
- The widening of the existing field access to accommodate heavy plant traffic will involve some removal of vegetation. This has not been described in detail, so we cannot appreciate the full impact. It is unlikely to be problematic but should be established prior to commencement.

Recommendations:

- The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare a brief Arboricultural Report which must be inclusive of; a 'Tree Survey Schedule' and a 'Root Protection Area (RPA) Schedule' – with the trees accurately plotted on same.
- In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) and also most importantly a Tree Protection Plan – to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.

Conclusions:

- In the absence of the above information I must register an OBJECTION. That said, this ought to be easily overcome with the provision of those survey reports, which I anticipate being able to review in due course.

Mark Warwick

Tree Officer / Parks and Greenspace Team