

Planning Officer: Simon Davis

Planning Application Ref: BE/63/17/OUT (3)

Location: The Cottage, Shripney Road, Bognor Regis

Description of works: Erection of 21 new houses and flats with access and parking and landscaping.

Comments On Application:

- This layout is a resubmission seeking to address the concerns I had regarding the original layout and to also better respect the TPO trees.
- A significant amount has improved but I still have one small concern before I can lend it my full support.

Conclusions:

- The primary trees of significance on the frontage of the main house plot are the TPO'd trees **T45 Ash and T36/37 Cedars** and all are now fully respected with their full RPA's allowed for.
- My suggestion to remove **Macrocarpa T43** has been accepted and this has allowed the access point to move to better respect **T36/37 Cedars**.
- The four 3 Bed Plots to the east of **T36/37** have been moved back and fully outside of their RPA's including all footpath links.
- As far as **45 Ash** is concerned the Flats have been further east so that there is no overlap of the RPA for this tree.
- With regards to the Plot to the south side of the public footpath the access drive has been adjusted to be fully outside the RPA for **Sycamores T34/35** towards the lesser value trees to the south.
- My only remaining concern on this scheme is the footpath link across the front of the site linking both access points – is this really needed as it cuts right through the RPA of TPO'd tree **Sycamore T35**? Can they not move the two parking bays to one side (east) and extend the current footpath to the east side of **T36/37 Cedars** to link to the isolated Plot to the south?

Recommendations:

- If this final adjustment can be made then I would be able to lend the scheme my full support – as it stands I would have to sustain an **OBJECTION** because of adverse impact on **Sycamore T35**.



Consultant Arboriculturist