

Planning Officer: Simon Davis

Planning Application Ref: BE/63/17/OUT (4) **Current Comments in blue typeface**

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?

The latest set of plans Ref: 334_P_03C and Arbortrack Systems AMS Report & Tree Protection Plan Rev D Sept 2017 now address this point with a layout change.

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**.
- **I recommend APPROVAL for this latest layout submission subject to the following Conditions being applied :-**

1. **All demolition & construction works are to be carried out in strict accordance with :- Arboricultural Method Statement Report Ref: Arbortrack Systems Ltd. jwmb/rpt5/thecottage/PI and Tree Protection Plan ref: Rev D Sept 2017**
2. **Prior to any demolition or construction works taking place or the introduction of machinery and plant to the site the following issues must be resolved to the complete satisfaction of Arun District Council :-**
 - **A PRE-COMMENCEMENT Site Meeting is to take place between the Arun DC Tree Officer and the Arboricultural Consultant representing the site owners – at this meeting all protective fencing will be inspected along with ground protection measures – they will be assessed to verify that they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Protection Plan - Arbortrack Systems Ltd. - Appendix A – Rev D Sept 2017.**

- *A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Arun DC Tree Officer.*
- *IF there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.*

REASONS :

To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised and they can continue to enhance the landscape and amenity of the area.

Bernie Harverson

Consultant Arboriculturist