

Planning Officer: Simon Davis

Planning Application Ref: BR/138/18/DOC

Location: Villa Maria, Campbell Road, Bognor Regis

Description of works: Application for approval of details reserved by conditions imposed on planning reference BR/270/16/PL relating to condition no. 3 (Drainage), **4 (Arboricultural Protection Measures)** & 6 (Materials & Finishes)

Comments on Application:

- I have undertaken a desktop review of the documents and reports associated with arboricultural implications and previous application to discharge condition 4 in respect of tree protection (BR/208/17/DOC).
- Since Mr Harverson's report of 2nd November 2017 (on our behalf) the applicant has submitted a copy of their appointed Arboriculturist Consultant's report, ECOURBAN Ltd, ref. 16835 – Let 2, under covering letter dated 20th February 2018. This describes and evidences in part, the process by which floor slab extraction and soil profile investigation for tree roots has been undertaken.
- I am advised that construction work on the site has been or is very near to being completed.

Conclusions:

- The apparent late submission of the Arb. report, in any event does not wholly satisfy previous concerns relating to methodology, timing and supervision of works within the assumed Root Protection Area of off-site trees (the subject of an Order) at the NW corner of the site; so does not comprehensively evidence those trees having been afforded the necessary level of respect and protection.
- While there is a possibility that work within the RPA has been undertaken in a satisfactory manner I cannot be confident that this has been the case, so am not in a position to recommend we 'sign off' on this condition.

Recommendations:

- I am unable to recommend we 'sign off' this condition.

Mark Warwick

Tree Officer / Parks and Greenspace Team