

From: Mark Warwick
Sent: 13 December 2018 15:25
To: Simon Davis
Cc: Planning.Responses
Subject: RE: BR/281/18/PL 99 Victoria Drive, redevelopment with flats

Hi Simon

Please see attached my comments/observations for your consideration.

Regards,

Mark

From: Simon Davis
Sent: 30 November 2018 12:02
To: Mark Warwick
Subject: BR/281/18/PL 99 Victoria Drive, redevelopment with flats

Hi Mark,

I sent across a consultation request on this application as it looked like on Google there were trees/hedges in the rear/side garden. However, Dan visited yesterday and it appears that there is now only one small tree there (this is a tree which is marked on the plans as being adjacent to the parking area). Just not sure now whether it is necessary for you to give this app much thought.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

Planning Officer: Simon Davis

Planning Application Ref: BR/281/18/PL

Location: Demolition of existing dwelling & erection of a three story building to provide 9 No. flats, 6 No. 1 bed & 3 No. 2 bed units with associated amenity areas, access & car parking

Description of works: 99 Victoria Drive Bogor Regis PO21 2DZ

Comments on Application:

The site appears to have been recently cleared of all established tree cover (magnolia?, eucalyptus, beech, birch and cypress), with the exception of one holly of moderate condition and poor form, growing tight against a boundary wall in the north-west corner of the plot. It is not a viable long-term feature and may become a nuisance. It would represent a constraint on this proposal were we to seek its retention and ensure it had adequate protection.

There are significant off-site trees which might be adversely affected by this proposal. Notably a large, mature beech tree and a group of holm oak to the rear of neighbouring property (101 Victoria Drive), the root protection areas of which could/will overlap the development. No arboricultural information has been submitted - this is a requirement of BS5837:2012.

Were this application to proceed we would not have sufficient information to guarantee those off-site trees would be adequately respected and protected.

That said, with further consideration and by following the recommendations below; a complementary design and adequate tree protection measures could easily be submitted to our satisfaction.

Recommendations:

1. The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Implications Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule' and a 'Root Protection Area (RPA) Schedule'.
2. In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that a Planning Application is accompanied by an Arboricultural Method Statement (AMS) including 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.

Conclusion:

In the absence of the above information I would have to lodge an **OBJECTION** to this proposal, but look forward to receiving further documentation/plans for review.

Mark Warwick
Tree Officer / Parks and Greenspace Team