

Planning Officer: Simon Davis

Planning Application Ref: BR/281/18/PL

Location: 99 Victoria Drive Bogor Regis PO21 2DZ

Description of works: 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

Comments on Application:

- I am pleased to see the applicants have now employed an Arboricultural Consultant to consider the remaining trees within and overlapping the development.
- Arbortrack Systems Ltd have prepared an Arboricultural Impact Assessment & Method Statement along with a Tree Protection Plan for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- There are no trees of value remaining within the site. There are significant off-site trees potentially impacted by this development. I support the working methods/construction types proposed for within their Root Protection Area (RPA).

Conclusions:

- The arboricultural survey information and associated documents/plans provided demonstrate adequate regard and respect for the tree population at and immediately around the site.

Recommendations:

- I recommend **APPROVAL** for this application subject to the following conditions being applied:
 - All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Assessment and Method Statement, Report Ref: jwmb/ rpt1/99victoriadrive/ AIAAMS, dated 15th January 2019 (Arbortrack Systems Ltd).**
 - Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a **PRE-COMMENCEMENT Site Meeting** is to take place between the Arun DC Tree Officer and the Arboricultural Expert representing the site owners – at this meeting all protective fencing will be inspected – this will be assessed to verify that it is ‘Fit for Purpose’ as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Protection Plan, AIA Appendix: A, dated Jan 2019.**
 - 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.

Mark Warwick

Tree Officer / Parks and Greenspace Team