

Planning Officer: Mr D J Vick

Planning Application Ref: BR/316/18/PL

Location: Abbots Lawn, Sylvan Way, Bognor Regis, PO21 2RS

Description of works: Single storey extension to west elevation

Comments on Application:

- I note from the application form it is stated that there are no trees or hedges either on or adjacent the proposed development site that could influence the development or might be important as part of the local landscape character. It is clear from online resources alone that the exact opposite is in fact the case. It should therefore, come as no surprise that trees may now be a complicating factor at this late stage.
- There are significant trees both on and off this site which could be adversely affected by the proposals. There is no supporting arboricultural information submitted with the application - a requirement of BS5837:2012. As such, were this development proposal to now proceed, we will not have sufficient information to guarantee such trees would be adequately respected and protected.
- I understand that since the above development proposal was permitted, there is an outstanding issue relating to the provision of adequate off-street parking bays.
- Although the property benefits from a good density of tree stock, notably along the south and west boundaries, some of these will inevitably have to be sacrificed during the provision of adequate parking facility. In any event, an engineering solution such as 'No-dig' construction may be necessary to ensure those retained trees can survive without detriment to their ongoing health and vitality, although we cannot determine this until the applicant's appointed arboriculturalist has provided a detailed report and set of plans, which demonstrate the viability of and make recommendations for - that element of the proposal.
- Those trees of significant value upon the site are confined to the west and southern boundaries, two of which (a mature lime and semi-mature yew) are of sufficient value to justify the making of a Tree Preservation Order. The other trees on and immediately adjacent the site may be considered important for their screening value although due to their age, condition and management history ought not to be a complicating factor in development of the site.

Recommendations:

- 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', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' – with the trees accurately plotted on same.
- In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) and also most importantly 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.
- I recommend the making of a Tree Preservation Order to cover one lime and one yew tree. Please follow this link to TEMPO forms and site plan to assist you in making this order - [N:_Everyone\Folders\Mark Warwick\Bognor Regis\Sylvan Way.Abbots Lawn](#)

Mark Warwick
Tree Officer / Parks and Greenspace Team