

Planning Officer: Simon Davis

Planning Application Ref: BR/35/18/PL

Location : Car parking Site Adjacent to 112 Gravits Lane, Bognor Regis – Erect 2 No 2 Bed semi-detached house with associated parking and bin and cycle store provision.

Description of works:

Comments On Application:

- On 31st January 2017 a very similar layout was submitted and comments sought from me on same – Ref: **BR/334/16/HH**.
- Reviewing the information lodged at that time I noted that there was a very large mature Holm Oak off site to the northeast side that had not been considered and there was no supporting Arboricultural information submitted at that time.
- I registered an **OBJECTION** and recommended that the applicants appoint an Arb Expert to prepare an Method Statement and Tree Protection Plan report in support of the scheme.
- On this occasion they have heeded this advice and employed the Barrell Tree Consultancy to prepare a combined AIA & an AMS report Ref: Phillip Brophy – 9th March 2017 – 17056-AA-PB.
- The report highlights the two off-site trees and allocates the Holm Oak a T1 reference and an A grading which I would agree with. It also allocates the Austrian Pine a T2 reference and a B grading which I would also agree with.
- Strangely it lists both the diameters and RPA's for the two C graded trees T3 & T4 but no such calculation has been shown for T1 or T2 and neither of the diameters are listed so I am unable to verify that the RPA's are correct.
- In the case of T1 & T2 it states 'see plan BT1'.

Conclusions:

- As stated above the schedules do not list diameters or RPA's for T1 & T2 and reference to Plan BT1 shows only a note that states – ***'Existing perimeter wall to grounds of apartment block will provide suitable means of robust protection to Trees 1 and 2 during the development.'***
- I cannot agree with this statement as in my opinion the Holm Oak T1 will have easily defeated the footings of the wall and there will be roots well out under the existing hard surfaced car park.
- Until they apply the RPA's to T1 it is difficult to see if this would overlap the new buildings - but I suspect that this will be the case and significant harm could result to this tree.
- **IF** the RPA does overlap the building footprint and/or levels changes are planned within this trees CEZ then I would expect to see mitigation measures set out to ensure that no significant damage ensues to the root system of this tree.
- Currently no such measures have been stipulated and no protective fencing or ground protection has been proposed.

Recommendation:

- In its present form I would have to register an **OBJECTION** to this scheme on the grounds that insufficient arboricultural information has been submitted.
- I have serious concerns that the proposed works are likely to have a significant and injurious effect on the root system of the Holm Oak and therefore propose that it be made the subject of a TPO [if one does not already exist] – see attached TEMPO form and a GIS plan will be provided by Mark Warwick in due course.

Bernie Harverson

Consultant Arboriculturist