

**Planning Officer:** Simon Davis

**Planning Application Ref:** BR/35/18/PL

**Location:** Car Parking Site Adjacent to 112 Gravits Lane Bognor Regis

**Description of works:** 2 No. 2 bedroom semi-detached houses with associated parking, bin & cycle store

**Comments on Application:**

- The applicant had recently instructed their appointed arboricultural consultant (**Philip Brophy** of Barrell Tree Care Consultancy) to supervise an exploratory excavation at the corner of proposed building footprint nearest to T1 – holm oak; with the intention of establishing the presence or otherwise of live root material within the foundation trench run.
- I did not have the opportunity to attend but am reassured by Mr Brophy's report (with photographs) that no live material was encountered at this northernmost apex of the footprint.
- The area of unmade ground given over to grass is presumed to be retained largely as is, although I note on one of the drawings submitted by **mharchitects** (dwg.no.30 rev B) some soil grading is proposed. No obvious provision is made for the retention of the low brick retaining wall, although I hope that would be the case.

**Conclusions:**

- I see no reason to object to the location of the building on the basis it is unlikely a significant quantity of T1's rooting zone presently exists within the proposed building footprint.
- I share Bernie Harverson's view (report dated 15.03.2018) that roots from T1 will have defeated the footings of the adjacent boundary wall and so may occupy a large part of the unmade (and raised) ground presently retained by a low brick wall. Roots could also be present beneath adjacent tarmac areas.
- I seek confirmation of their soft/hard landscaping intentions at the North corner of the site and how they intend to protect any live root material specifically within the raised area and to provide details for any significant alteration to existing levels.
- No Tree Protection Plan has yet been submitted to demonstrate how the perceived RPA of T1 will be effectively secured by way of a Construction Exclusion Zone (CEZ) against disturbance and/or contamination.

**Recommendations:**

- If the above issues can be resolved to my satisfaction, then I would be able to recommend APPROVAL for this scheme, subject to the following conditions:
  1. All construction works are to be carried out in strict accordance with:-

**Tree Protection Plan ref: yet to be prepared.**
  2. Prior to any construction works taking place or the introduction of any machinery and plant to the site, the following issue must be resolved to our satisfaction:-
    - 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 protective fencing will be inspected – this will be assessed to verify it is 'Fit for Purpose' as required under British Standard 5837 and have been erected and positioned exactly as shown on the **Tree Protection Plan ref: yet to be prepared.**
  3. 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 are not compromised so they can continue to enhance the landscape and amenity of the area.**

4. Tree pruning work must be carried out by an experienced and competent Arborist. Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

**REASONS:**

**In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.**

Mark Warwick

Tree Officer / Parks and Greenspace Team