1205.bjh.Sept21

ARBORICULTURAL METHOD STATEMENT

Charlotte House & 67 to 71a Upper Bognor Road, Bognor Regis

- prepared on behalf of ***K J Fox Ltd.*** *–*

The Granary, White Chimney Row, Westbourne, PO10 8RS

[redacted]

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1.0 INTRODUCTION & CLIENTS BRIEF

1.1 My clients are **K J Fox Ltd.** who own the land at **Charlotte House & 67 to 71a Upper Bognor Road, Bognor Regis.**

1.2 They seek to redevelop the existing site (**Charlotte House & 67 to 71a**) to provide residential accommodation by revamping the existing buildings as well as adding an extension and a new building - providing landscaped gardens to all and footpath links.

1.3 There are on and off site trees of various species which will need to be catered for in this process as they are within influencing distance of the project,

1.4 I have been commissioned to prepare a report to satisfy the arboricultural aspects of this project to meet planning requirements.

1.5 My work is to be compiled in accordance with the recommendations contained within BS5837:2012.

2.0 DOCUMENT DISCLOSURE STATEMENT

I have been provided with a copy of the following Planning Layout drawings as prepared by **Saunders Architects :-**

- **Site Plan As Proposed – 5557-100-D4 – 1:250 @ A3– 23.08.21**

- This plan has been provided to me for the purposes of my work and I rely totally on the accuracy of this drawing in terms of tree location; applying crown spreads and setting out protective fencing.

3.0 TREE SURVEY & ROOT PROTECTION SCHEDULES & IMPACT ASSESSMENT

3.1 I visited the site on **2nd September 2021** and carried out a tree survey exercise in accordance with BS5837:2012 recommendations on those trees which are closest to the areas of proposed redevelopment (see explanatory tree survey notes at appendix BIII).

Tree No.	Species	Ht m	Diam mm	Brch Sprd m	GC m	LS	Comments	Preliminary Management Recommendations	Rem Con yrs	Cat
1	Sycamore *Acer pseudoplatanus*	20	650	N 6 E 11 S 4 W4	4	M	Ivy smothering base-dead ivy on trunk-suppressed –major deadwood and stubs	No work required at time of survey	>40	B1
2	Holly *Ilex aquifolium*	10	400	N 5 E 7 S 4 W0	1.5	M	Ivy smothering base and trunk-bifurcated at 2m above ground level-suckers –leans heavily east-suppressed	No work required at time of survey	30-40	C1
3	Grey Poplar *Populus cinerea*	20	670	N 8 E 10 S 4 W8	2	M	Roots exposed and mower damaged-stump at 1m above ground level where a secondary trunk has been removed.	Consider adapting mowing practices and relay turf	20-30	C1
4	Sweet Chestnut *Castanea sativa*	7	400 350 250 x2 100	N 6 E 7 S 7 W6	1	SM	Multi stemmed at 0.5m above ground level-small diameter deadwood-deadwood and stubs-low branching habit-stunted form to tree	Remove deadwood and stubs	20-30	B1
5	Crab Apple *Malus spp.*	6	310 280	N 3 E 6 S 5 W4	1.5	M	Cavities in old pruning wounds-crown weighted south-cable through east side of crown-hollow trunk and open cavities on north side of tree which undermine the safety of this tree.	Either remove or heavily reduce and reshape to counter the extensive decay in the trunk	<10	**U**
6	Norway Maple *Acer platanoides*	9	300 x3 200 x2 170	N 6 E 5 S 6 W5	1	EM	Multi stemmed at ground level-suckers-epicormics-low branching habit.	No work required at time of survey	>40	B1
7	Sweet Chestnut *Castanea sativa*	4.5	230 170	N 4 E 4 S 4 W4	1.5	SM	Low branching habit-interferes with building roof	Crown lift to clear from building line	>40	B1
8	Sycamore *Acer pseudoplatanus*	8	250	N 4 E 4 S 4 W4	1.5	Y	Roots exposed and mower damaged-cable through crown	Clear route of cable	>40	B1

9	Sycamore *Acer pseudoplatanus*	10	180 x2 150 x7	N 5 E 5 S 5 W5	1	SM	Multi stemmed at ground level-suckers-cables through lower crown-poor quality tree	Clear route of cable	20-30	C1

3.2 A Tree Root Protection Schedule has been prepared in accordance with BS5837:2012 recommendations (see Plans BJH 01 & 02 at appendix BH2)

Tree No.	Tree Species	Cat	Diam mm	BS5837:2012 Table D1 Radial Protect. Zone m	BS5837:2012 Table D1 Root Protect. Area m²	Is An Offset Required To Cater For Existing Rooting Pattern Restrictions
1	Sycamore *Acer pseudoplatanus*	B1	650	7.8	191	NO – fairly free rooting to all directions
2	Holly *Ilex aquifolium*	C1	400	4.8	72	NO – free rooting to all directions
3	Grey Poplar *Populus cinerea*	C1	670	8.0	203	NO – free rooting to all directions
4	Sweet Chestnut *Castanea sativa*	B1	400 350 250 x2 100	7.8	189	NO – free rooting to all directions
5	Crab Apple *Malus spp.*	**U**	310 280	n/a	n/a	NO – will be removed for sound arboricultural reasons regardless of any redevelopment proposals
6	Norway Maple *Acer platanoides*	B1	300 x3 200 x2 170	7.2	163	NO – fairly free rooting to all directions
7	Sweet Chestnut *Castanea sativa*	B1	230 170	3.4	37	NO – fairly free rooting to all directions
8	Sycamore *Acer pseudoplatanus*	B1	250	3.0	28	NO – fairly free rooting to all directions
9	Sycamore *Acer pseudoplatanus*	C1	180 x2 150 x7	5.7	100	NO – there are constraints all around this tree which cancel each other out

4.0 IMPACT ASSESSMENT & TREE PROTECTION MEASURES RECOMMENDED

4.1 The finalised planning layout drawing has been provided to me and an assessment made as to the viability of retaining trees as part of this layout in order that they meet the RPA requirements of BS5837 - the data is presented here in tabular format:-

Key: NO-RSAM = Remove for sound arboricultural management reasons NO-RTFD = Remove to facilitate development **UF** = under footprint of proposed development

YES = Yes can be retained and fully protected YES (1) = Yes can be retained subject to mitigation measures being applied

Tree No	Species	Cat	Stem Diam mm	BS5837:2012 Radial Protection Area m	BS5837:2012 Table D1 Root Protect. Area m^2	Distance from Site Features (see key above)	Can Tree Be Retained
1	Sycamore *Acer pseudoplatanus*	B1	650	7.8	191	1.5m to new metal rail fencing and hedge 11m to existing building 9.5m to hard surfaced path	YES (1)
2	Holly *Ilex aquifolium*	C1	400	4.8	72	1.5m to new metal mail fencing and hedge 8m to existing building 6m to hard surfaced path	YES (1)
3	Grey Poplar *Populus cinerea*	C1	670	8.0	203	5m to new metal rail fencing and hedge 8m to existing building 7m to existing hard surfaced path	YES (1)
4	Sweet Chestnut *Castanea sativa*	B1	400 350 250 x2 100	7.8	189	13m to new fence and hedge line	YES
5	Crab Apple *Malus spp.*	**U**	310 280	n/a	n/a	Would be removed for sound arboricultural management reasons regardless of any redevelopment proposals	NO-RSAM
6	Norway Maple *Acer platanoides*	B1	300 x3 200 x2 170	7.2	163	3.5m to new car parking bays (west) 4.5m to new car parking bays (south)	YES (1)
7	Sweet Chestnut *Castanea sativa*	B1	230 170	3.4	37	1m to new car parking bays 3.4m to new building extension	YES (1)
8	Sycamore *Acer pseudoplatanus*	B1	250	3.0	28	2.5m to new car park entrance 3.2m to new building extension 1.5m to new footpath link	YES (1)
9	Sycamore *Acer pseudoplatanus*	C1	180 x2 150 x7	5.7	100	Would be removed to facilitate development proposals	NO-RTFD

4.2 **Summary**

	YES Can be retained and fully protected in accordance with BS5837 recommendations - see **Tree Protection Plan BJH.03/04** at appendix BH3	YES (1) Can be retained and protected in accordance with BS5837 recommendations (see **Tree Protection Plan BJH.03/04** at appendix BH3) - subject to adherence to the methodology prescribed in this report – see Section 6 for full details.	NO-RTPD Recommended for removal in order to facilitate development proposals	NO-RSAM Recommended for removal on sound arboricultural management grounds [health and safety grounds] regardless of any redevelopment proposals
A	-	-	-	-
B	**4 Sweet Chestnut**	**1 Sycamore; 6 Norway Maple; 7 Sweet Chestnut & 8 Sycamore**	-	-
C	-	**2 Holly & 3 Grey Poplar**	**9 Sycamore**	-
U	-	-	-	**5 Crab Apple**

4.3 One (1) tree will be removed for sound arboricultural reasons regardless of any redevelopment reasons and one (1) tree would need to be removed to facilitate the proposals.

9 Sycamore – A low C graded tree of poor overall quality and limited landscape merit.

5 Crab Apple – Seriously decayed which compromises its safety.

4.4 Six (6) trees will require mitigation measures to be applied to protect their root systems and the Methodology for this is set out at Section 6.0 of this report.

5.0 RECOMMENDED TREE WORKS

No	Species	Tree Works Recommended
1	Sycamore *Acer pseudoplatanus*	• No works required at this time.
2	Holly *Ilex aquifolium*	• No works required at this time.
3	Grey Poplar *Populus cinerea*	• No works required at this time.
4	Sweet Chestnut *Castanea sativa*	• No works required at this time
5	Crab Apple *Malus spp.*	• Fell to ground level in a controlled manner.
6	Norway Maple *Acer platanoides*	• No works required at this time
7	Sweet Chestnut *Castanea sativa*	• Crown lift the lower canopy to the south side to provide a 1m clearance from the building line.
8	Sycamore *Acer pseudoplatanus*	• No works required at this time
9	Sycamore *Acer pseudoplatanus*	• Fell to ground level in a controlled manner.

6.0 METHOD STATEMENT

Generic

6.1 All of the recommended tree works should be undertaken by an approved and experienced tree contractor prior to any construction contractors commencing works on site.

6.2 Erect the protective fencing as specified and shown on the **Tree Protection Plan BJH03/04** at appendix BH3. Barriers are to be 'Fit For Purpose' to exclude construction activity and must be maintained to ensure that they remain rigid and complete and in the original setting out positions. These checks will need to be incorporated into a schedule of site monitoring visits to be agreed with the clients subject to phased development operations and subsequently copies of these site visit reports will need to be copied to the Council.

6.3 A copy of the Tree Protection Plan is to be pinned up in the offices/mess hut on site for all site staff to see. The area within the fenced off exclusion zone is to be regarded as **sacrosanct** and the fencing shall not be taken down or relocated at any time without the prior written approval of the monitoring arboriculturist or local authority tree officer, unless this has already been agreed as part of the planning application consent process and is detailed in writing and shown on a plan.

The following prohibitions shall apply within the area enclosed by the Tree Protection Fencing [**Construction Exclusion Zone**]:-

- **No** mechanical digging or scraping once the initial ground cover vegetation has been cleared and the site fenced off.
- **No** storage of plant, equipment or materials
- **No** vehicular or plant access
- **No** fire lighting
- **No** handling, discharge or spillage of any chemical substance, including cement washings
- **No** action likely to cause localised water-logging
- **No** change in ground levels

6.4 All site works storage areas and compounds/welfare units/toilet blocks and any mixing areas are to be located outside of and well clear of retained tree RPA's.

6.5 All Utility Service connections are to be located outside of tree RPA's and there is adequate space on this site to ensure that retained trees are not placed under pressure by this process.

Site Specific

6.6 **Trees 6 & 7**

There will be a need to work within the RPA of these trees in order to construct the parking bays as proposed but there is a desire to retain them all so mitigation measures will need to be applied. The principle will be for a 'No Dig' Porous solution to be applied here but as yet the exact proprietary brand of materials has not been decided upon, nevertheless the following prescribes the procedures that will need to be followed regardless of which brand is eventually selected for this project. It is suggested that this can be made a Condition of Planning for the full details of the materials to be used to be submitted and approved in writing by the Council before being laid :-

- ***IF*** *the work is carried out in the growing season then the first operation will be to spray the grass/vegetation with an approved chemical weed killer in a safe and controlled manner.*
- *Skim the existing surface vegetation along the route of the drive/path/parking bay with hand tools ONLY to a maximum depth of 50mm.*
- *Backfill any voids and levels changes with washed sharp sand to achieve a basic level grade throughout the area to be worked on – tamp down lightly with hand tools only.*
- *Cover the exposed ground [with a 50mm overlap on either side] with a geotextile membrane pegging the edges down to secure it in place.*
- *Use Railway Sleepers or pinned Kerbing to define the edges of the area within the RPA of retained trees which are to be protected – into this zone lay 150mm minimum depth flexible cellular confinement system (e.g.* ***CellWeb or GeoCell****) and expand and peg out the cells ready to receive an infill of washed gravel/aggregate - this will be sufficient to absorb vehicular movements whilst permitting water and gaseous exchange - but if levels will permit and subject to client preference this could be topped off with a layer of porous brick setts (e.g.* ***Aquapave or Aquaflow****) bedded onto sharp sand – or just topped off with a layer of gravel as appropriate.*
- *Adjust any levels differences outside this zone by grading away with topsoil from the raised porous parking bays.*

6.7 **Tree 8**

There will be a need to work within the RPA of this tree in order to construct the car parking access point and the footpath mink around the building so mitigation measures will need to be applied. This work will need to be Arboricultural Expert supervised 'Hand Dig' slit trenching.

- Hand Dig with forks initially to expose and tease out any tree roots.
- The Arb Expert will then sever any roots (up to a maximum of 25mm diameter) at the trench edge using sharp and clean bypass secateurs, thus allowing works to proceed to full depth of sub-base layer require to lay the car park entrance and footpath link.

- This is a young Sycamore that is healthy and vigorous and well able to cope with this level of root disturbance without it affecting its ongoing vigour and vitality.

6.8 **Trees 1; 2 & 3**

There will be a need to work within the RPA of these trees in order to erect the metal post and rail fencing and also to plant the new hedges so mitigation measures will need to be applied as follows :-

- Firstly, undertake all tree surgery works that have been prescribed at Section 5 of this report.
- The post holes for the new fence posts will need to be 'Hand Dug' and kept to minimum dimensions and NO machinery is to be introduced into the RPA's to undertake any of this work.
- The holes will need to be lined with thick polythene (to prevent soil contamination) before positioning the posts and concreting them in.
- The hedging work is to be carried out with hand forks only and the soil loosened before a spade is used to clear loose soil. Any tree roots that are encountered are to be carefully teased out and retained intact and NOT severed. The backfilling operation will then ensure that all exposed rooting is incorporated back into the ground.

7.0 SITE MONITORING & SUPERVISION

BS5837 recommends that wherever trees on or adjacent to a site have been identified on the Tree Protection Plan as requiring special protection measures, there should be an auditable system of arboricultural site monitoring. This should extend to direct arboricultural monitoring whenever demolition/construction and development activity is to take place within or adjacent to any RPA.

7.1 A Pre-commencement site meeting is to take place between the development teams arboricultural consultant and the site manager and client representative where the protective fencing will be inspected to verify that it is 'Fit For Purpose' and has been erected as shown on the **Tree Protection Plan.**

7.2 There will be a requirement for an Arboricultural Expert to be present when the 'Hand Dig' trenching works are being carried out around Tree 8.

7.3 Lines of communication will be established with the Site Manager and a Contact Directory complied and issued to all development team members so that in the event that an incident occurs involving the retained trees that requires urgent advice and guidance from the project Arboricultural Expert this can be easily organised.

7.4 The details of the PCSM works and any other site monitoring visits will be photographed by the Arb Expert and the following reporting procedure will be adopted. This is an example of the format for the **Site Monitoring Schedule** that would be prepared. :-

Schedule Of Site Monitoring & Supervision for – Charlotte House and 69 to 71a, Upper Bognor Road, Bognor Regis

- In accordance with the Arboricultural Method Statement Report - 1205.bjh.Sept21 & Tree Protection Plan – BJH 03/04

Date of Inspection	Item	In Attendance	Notes/Observations From Inspection	Details Of Any Follow Up Action Required
tba	**Pre-Commencement Meeting**	**Local Authority Tree Officer** (to be invited to attend) **Project Arb Consultant** & **Site Construction Manager**	• A joint site inspection was conducted and agreement reached that the protection measures are in place and that everyone understands their responsibilities in respect of protecting the trees.	•
tba	**Arb Expert supervised Hand Dig trenching works**	**Project Arb Consultant** & **Site Construction Manager**	•	•

8.0 CONCLUSIONS

- With this layout there will be a requirement to remove one (1) tree for reasons of health and safety and also one (1) tree to facilitate the development proposed :-

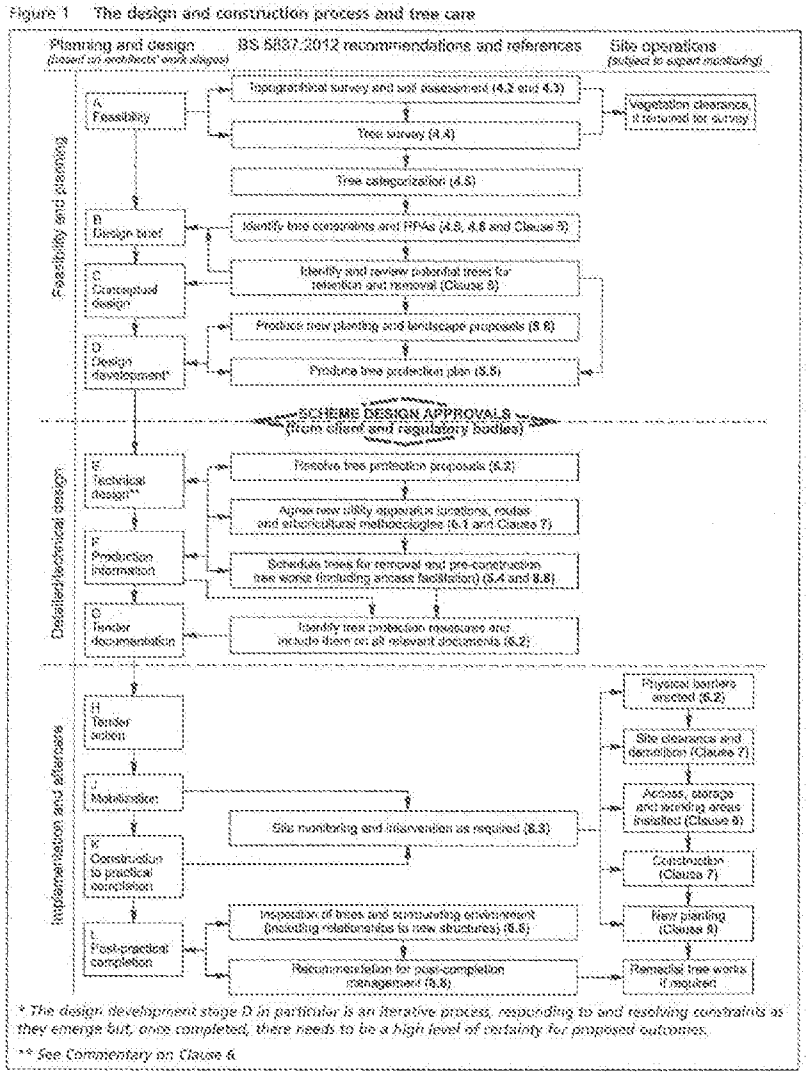
  9 Sycamore – A low C graded tree of poor overall quality and limited landscape merit.

  5 Crab Apple – Seriously decayed which compromises its safety.
- This loss will be mitigated by the planting of four new young quality trees as part of the landscaping proposals for this project. Please see full details at Appendix BH3.
- There will be a need to work within the RPA's of the retained trees but appropriate mitigation measures will be applied to ensure that the retained trees survive the development works in a safe and healthy condition. This includes a 'No Dig' porous solution for part of the main car parking zone and Arb Expert monitored Hand Digging operations for one tree.
- Provided that the above methodology is strictly adhered to and in the manner set out in this report then I would not foresee any detrimental impact taking place that might undermine the health and stability or visual amenity value of those trees shown for retention on this site.

BH 1

Figure 1 - Flow Diagram
& Tree Survey Notes

Figure 1 The design and construction process and tree care



* The design development stage D in particular is an iterative process, responding to and resolving constraints as they emerge but, once completed, there needs to be a high level of certainty for proposed outcomes.

** See Commentary on Clause 6.

TREE SURVEY NOTES

These Tree Survey Notes have been prepared in accordance with the recommendations of **British Standard 5837:2012** and they define the criteria for pre –development tree surveys.

- Each tree/group/hedge/shelterbelt/woodland has been allocated a unique number (**No.**). where specifically requested and appropriate fees are agreed small durable numbered metal tags can be applied to each tree/group surveyed.
- The tree species (**Species)** is provided in both English and Latin name formats.
- Height assessments (**Ht**) are estimated in metres. This will be adequate for the majority of cases, but where accurate heights become a critical issue it may be necessary to return to site, as a separately commissioned exercise, to collect accurate measurements with the aid of optical instruments.
- Trunk/stem diameters (**Diam**) are measured in millimetres **at 1.5m above ground level** – where the tree is inaccessible the diameter is estimated as indicated by suffix #
- Radial crown spread assessments (**Brch Sprd**) are estimated in metres from the centre of the trunk/group to each of the four primary points of the compass (**N**-north; **E**-east; **S**-south and **W**-west) in order to achieve a representation of the crown shape which will be shown on the accompanying tree survey plan. These provide a general guide as to the main bulk outline of a tree/groups crown but **are not tape measured dimensions.** These would only be undertaken as part of a separately commissioned exercise, where precise dimensions are critical to the project at hand.
- Both the canopy ground clearance (**GC**) and the height & compass direction of the lowest major branch (**LMB**) are estimated and shown in metres
- An assessment of a tree/groups 'life stage' (**LS)** is made in terms of its site specific maturity as part of the surrounding landscape, taking into account its overall shape and form in that setting, and is recorded thus :-
  Y - Young tree/group; **SM - Semi**-Mature tree/group; **EM -** Early-Mature tree/group;
  M – Mature tree/group; **OM -** Over – mature tree/group
- Data on the structural condition (**Condition Comments)** of the tree/group is provided to give its visual appearance and any significant health and safety issues.
- Details of any recommended tree works required at the time of survey is given under the heading – **Preliminary Management Recommendations.**
- An estimate of a tree/groups remaining contribution in years (**RC**) is made and is recorded thus :- **0-5; 5-10; 10-20; 20-30; 30-40** or **>40** years.
- The category grading (**Cat)** for each tree/group is assessed according to the criteria provided within **BS5837:2012.** The assessment is made of the tree/group in its current condition and within the environment encountered bearing in mind its suitability for retention as part of any future proposed development; although the exact layout detail of any specific scheme will not be known at the time of surveying. The trees have been classified into one of four categories and colour coded as BS5837 recommends :- **U** (dark red); **A** (light green); **B** (mid-blue) and **C** (grey).Please note that suffixed numerical sub-categories are also applied for guidance only and do not carry any cumulative or increased value for the tree/group. This colour coding scheme will be applied to all drawings provided.

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria			Colour on plan
Trees unsuitable for retention				
Category ▒ Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (i.e. where, for whatever reason the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.			Dark Red
Trees to be considered for retention				
	Criteria – Subcategories			
	1	**2**	**3**	
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and /or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Light Green
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in the category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Mid Blue
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey

BH 2

Tree Survey & Root Protection Plans

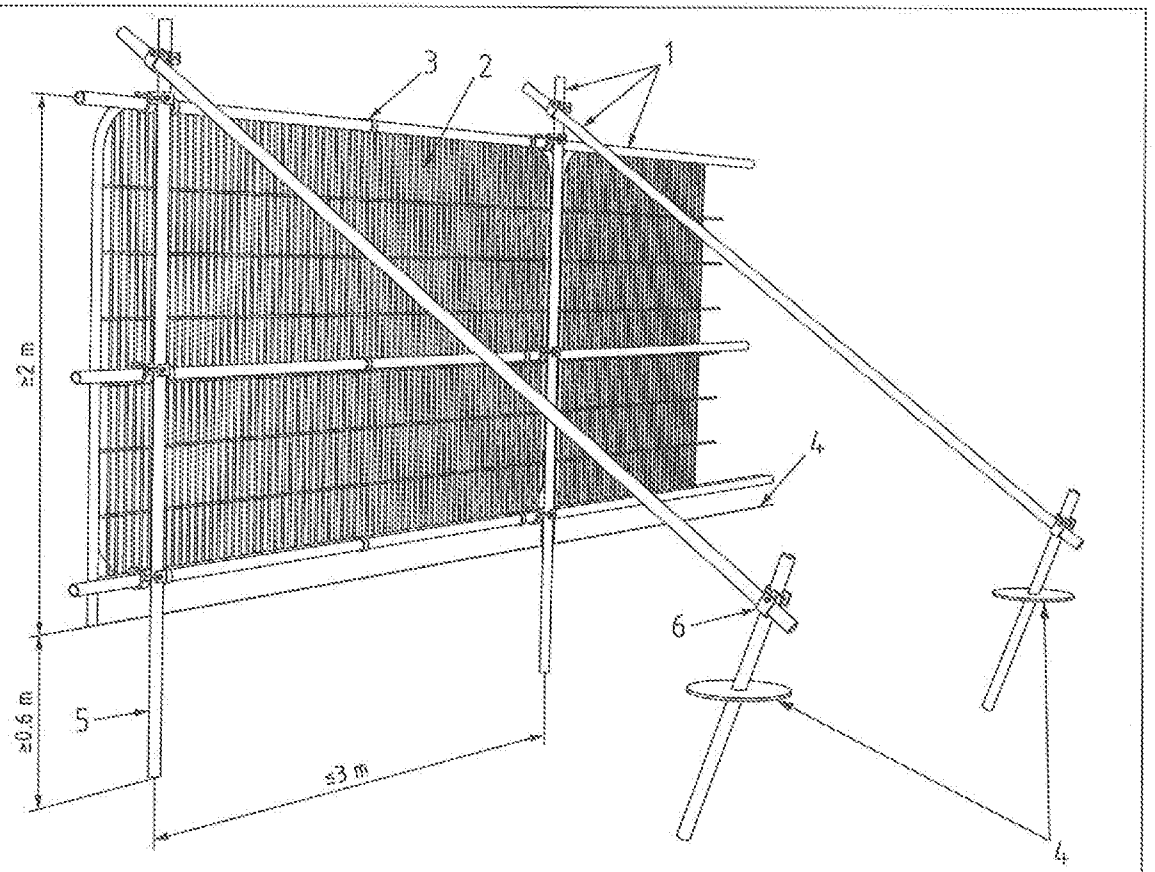
BJH 01/02

BH 3

Tree Protection Plan BJH 03/04

+ BS5837:2012 – Figures 2
+ Examples of No Dig Surfacing
+ Tree Planting Schedule

Figure 2 Default specification for protective barrier



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

BH 4

Qualifications & Experience

Bernie Harverson
arboricultural consultant

QUALIFICATIONS AND EXPERIENCE

- My name is Bernie Harverson and I am a self employed independent arboricultural consultant in private practice. I take instructions primarily in the South of England but also on occasions work nationwide and abroad and have offices at : –

The Granary, White Chimney Row, Westbourne PO10 8RS

- I hold the following arboricultural qualification – **National Diploma in Arboriculture** (***Royal Forestry Society – 1976***)
- I have **forty eight** years of practical and managerial experience in the arboricultural industry including periods in both the public and private sectors.
- My Local Government sector experience comprises one year as a tree surgeon with Brighton Parks and nine years spent in Arboricultural Officer posts with both Westminster City Council and Portsmouth City Council.
- My past practical experience in the private sector includes two years at Tilhill Forest Nursery and over ten years for various companies as a Climbing Arborist/Tree Surgeon.
- Managerial work in the private sector includes two years as manager of Beechings Tree Surgeons and twelve years with CBA Trees as Managing Director & Senior Arboricultural Consultant.
- As an independent self employed Arboricultural Consultant I now provide a comprehensive range of services including :-
  tree surveys, appraisals, assessments and inspections with particular reference to planning and development and tree safety audits with a service offered as a climber to undertake full climbing inspections to better understand the condition of a given tree before prescribing a management strategy.
- I also undertake litigation work appearing as an Expert Witness in Court Actions and at Planning Appeals, Hearings and Public Local Inquiries.

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