

Planning Officer: Richard Castro-Parker

Planning Application Ref: **FP/274/18/PL**

Location: **10 Felpham Gardens, Felpham, PO22 8QS**

Description of works: **Demolition of 1 No. house & erection of 2 No. detached chalet style dwellings with garaging & car parking**

Comments on Application:

- The applicant has employed Arbortrack Systems Ltd, Arboricultural Consultancy to submit an Arboricultural Impact Assessment and Method Statement inclusive of Tree Survey Schedule and Tree Protection plan, dated 13th December 2018.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- There are a number of low stumps across the site (majority confined to parallel with southern boundary) indicative of preparatory tree removal within the last 12 months. These appear to be ash, sycamore and elder and of an age/species type so as not to be the subject of a Tree Preservation Order (TPO). The original TPO (Bognor No.3 – 1962) makes reference to 7 fir and 1 hawthorn, none of which remain or seen to have been recently felled.
- There is a large, low cypress stump several metres from the south-west corner of the existing bungalow, which has clearly been dead/decaying for at least five years. It seems likely that this would have been one of the 'fir trees' referred to when the Order was made. Although not an accurate description, the naming of fir trees has historically been used to capture a broad range of coniferous trees from within the cypress family. The diameter of the stump is such that it would have certainly been established at the time the Order was made.
- An early-mature ash tree just off-site south-west from the plot and within the local authority owned park was cut to ground level by that council's in-house contractor.
- There are a number of important trees within the adjacent public park that will be impacted upon from above and below ground. The tree protection measures proposed are adequate in principle and the extent of pruning work to accommodate the development is reasonable; both being achievable without undue detriment to the visual amenity they currently provide if correctly executed.

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 see no reason to object to these proposals on arboricultural grounds and so 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: - **Arbortrack Systems Ltd., Arboricultural Impact Assessment & Method Statement, Ref: jwmb/ rpt1/ 10felphamgdns/AIAAMS, dated 13th December 2018.**
 - 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 to verify 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, Appendix A, Dec 2018.**
 - A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Arun DC Tree Officer.

- 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.

- 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 tree's continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

Mark Warwick

Tree Officer / Parks and Greenspace Team