

ADC PARKS & GREENSPACE ARBORICULTURE

FROM: Dafydd Lloyd

TO: Claire Potts

PLANNING APPLICATION: FP/95/16/DOC

ADDRESS: Site 6 Phases 4 & 5 Land north of Felpham Felpham PO22 8FX

BRIEF DESCRIPTION: Application for approval of details reserved by condions 4 (drainage) & 8 (landscaping) imposed on planning reference FP/55/15/PL.

INSPECTION DATE: 14/07/2016

RECOMMENDATION:Objection ☒ No Objection ☐ Split Decision ☐Comment ☒ Recommendation ☒ Suggested Conditions ☐Tree Replacement ☐ Dead/Dangerous ☐ CA & Amenity Value ☐**Comments:**

- Tree Protection Plan (BDWS19795-03) – according to the key, hatched grey areas is used to denote Construction Exclusion Zones. The actual drawing appears to use solid grey areas to denote the Root Protection areas (RPA's). This needs clarity.
- The RPA's of both T25 and T26 are earmarked for intrusion by a proposed access highway (as can be seen on BDWS19795-03). The applicant has indicated the use of no-surfacing would not be suitable due to the requirements of the drainage that runs beneath the proposed road, and restrictions applied by the highways authority. Due to these restricting factors, a relocation of this highway away from the outlined RPA's of the retained trees should be the primary approach to avoid unattended damage to said trees.
- According to *BDWS19795-03*, the eastern aspect of the RPA of T20 appears to overlap with a proposed highway (as per T25 and T26). The applicant has offered no method for protection and/or mitigation for this overlap.
- The applicant has failed to show clearly how the existing/retained trees relate to the proposed hard and soft landscaping on drawings D1530.L371, D1530.L370, and D1530.L374.
- For D1530. L.380, the proposed planting scheme east of plot 97 does not show the retained liner belt of trees (namely G16 and G17) in relation

to the proposed understory planning. Also there is no boundary treatment shown for Plots 57, 99, 98 or 91.

Recommendation:

- I would object to this application in its current form due to;
 - *BDWS19795-03* – denoting Construction Exclusion Zones is inconsistent with the key provided by the applicant.
 - *Proposed intrusion into the respective RPA's of T25 and T26 using a supervised excavation method, negating the use of no-dig techniques* – an avoidance strategy should be entertained in this circumstance to prevent damage occurring to T25 and T26.
 - *BDWS19795-03* – no mitigation offered for the apparent overlap to the proposed highway and the eastern aspect of the RPA of T20.
 - The failure to clearly show the existing/retained trees in relation to the hard/soft landscaping on drawings D1530.L371, D1530.L370, and D1530.L374.

**Dafydd Lloyd
Arun District Council
Tree Officer**