

From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 31 October 2019 15:21
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: P/120/18/PL

Hi Maria

Please find attached my report, updated in response to the arboricultural information submitted on behalf of the applicant.

Regards,

Mark

Mark Warwick | Tree Officer, Greenspace, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD

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Planning Officer: Ms M Tomalova

Planning Application Ref: P/120/18/PL

Location: 31 Lagoon Road, Pagham, PO21 4TJ

Description of works: Replacement bungalow

Comments on Application:

- There appears to be a significant tree off this site, the root system of which may overlap the above plot and so could be adversely affected by the proposals. This is usually determined by a professional assessment of the tree(s), which describes their condition and calculates a root protection area (RPA).
- There is no supporting arboricultural information submitted with the application - a requirement of BS5837:2012. As such, were this application to now proceed, we will not have sufficient information to guarantee such trees would be adequately respected and protected. The applicants have employed The Arboricultural Consultancy Ltd to prepare an arboricultural report (Tree Constraints Plan Information and Tree Schedule) for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am in agreement with the retention category ratings for on and off-site trees.
- The extent of proposed tree removal and RPA incursion of retained trees is tolerable and unlikely to be detrimental to the visual amenity of surrounding area.

Conclusions:

- In the absence of the above information I am unable to lend this scheme my support. Once satisfied that any tree(s) will be unaffected by or adequately protected from the development, then I will be able to recommend approval. Now that substantial overlap of the site from tree root systems has been established, we will require a Tree Protection Plan and brief but supporting Arboricultural Method Statement, to ensure they are adequately respected and protected.

Recommendations:

1. The applicant will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare a brief report which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' – with the tree(s) accurately plotted on same.
2. In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) and also most importantly a Tree Protection Plan (TPP) – to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground. The applicant must now provide the aforementioned plan (TPP) and statement (AMS) for our consideration. If satisfactory I can approve and then recommend conditions to tie the applicant in to those.

Mark Warwick
Tree Officer / Parks and Greenspace Team