

23rd August 2017

Planning Officer: Claire Potts (now David Innes)

Planning Application: Seeking advice on an **OUTLINE** planning application for access only – mixed use development of up to 400 new homes.

Reference: P/140/16/OUT (1) current comments are in blue typeface

Location: Land to the south of Summer Road & west of Pagham Road, Pagham

Comments:

- The applicants have employed the BOSKY Arboricultural Consultancy to carry out a tree survey and then prepare an Arboricultural Impact Assessment to support this Outline Application inclusive of a Tree Removals Plan and Tree Protection Plan - which generally accords with the requirements of BS5837:2012 except that the trees within Groups have not been individually accurately plotted - which is a necessary requirement.
- I have serious concerns over the levels of tree and hedgerow loss being shown on these plans to trees that are extremely important for screening and separation for residents in Pagham Road and Pagham residents in general passing by this site. Because the trees in the linear Groups have not been plotted it appears that nothing of value is being lost which is not the case.
- This is a large area of land and yet they are proposing to remove a large amount of the very few trees on this site that are of merit and contribute significantly to the amenity of the area and the landscape in general. The trees and groups they show for removal are :- **Group 3; Group 4; Group 5; Hedge 1; Tree 1; Tree 2; Tree 6; Tree 7; Group 9 & Hedge 3.**
- My other concern here is that they show a new footpath parallel to Pagham Road that will see the removal of 6 to 8 Sycamores [**Tree 1; Tree 2; Group 4; Tree 6 & Tree 7**] in the grass verges which also make a contribution in the landscape.
- There may well be mitigation planting proposed within the site (but this will need to be of native tree species with the room to develop to full potential and not small ornamentals constrained by development pressures) – planting will need to be focussed around the periphery adjacent to Pagham Road and not within the development itself - and this will have to be semi-matures trees to have an immediate impact.
- I sustain the observations listed above as they are still relevant to the latest submitted plan layout.

Conclusions:

- The accuracy of the base data submitted in support of this outline application is acceptable up to a point **BUT** the individual trees within Groups will need to be accurately plotted and shown on all plans.
- It will not be sufficient for the applicants to rely on the Arb Impact Statement & Tree Protection Plan alone at the detail stage submission and for this stage of the application process it will have to be supported by an Arboricultural Method Statement report to describe how retained trees will be respected and fully protected during the construction works on this site.
- The levels of tree loss are in my opinion excessive and unnecessary and I am therefore recommending a Tree Preservation Order is served to better protect these trees and give us more control over their future maintenance.
- I sustain the concerns listed above as they are still relevant to the latest submitted plan layout.

Recommendations:

- I find that the base data submitted in support of this outline application is acceptable up to a point **BUT** the individual trees within Groups will need to be accurately plotted and shown on all plans.
- It will not be sufficient for the applicants to rely on the Arb Impact Statement alone at the detail stage submission and for this stage of the application process it will have to be supported by an Arboricultural Method Statement report to show how retained trees will be respected and fully protected during the construction works on this site.
- As things stand I strongly **OBJECT** to the proposed layout and the applicants should be encouraged to review and re-submit their proposals showing minimal [if any] tree loss to the screening trees along Pagham Road.
- **Advisory** - if the trees at the rear of the ditch can be retained then I would be more likely to support the removal of the Sycamore trees on the roadside verge.
- In the meantime trees are under threat from these proposals and I recommend a TPO is made to protect them – see attached TEMPO forms.
- **This has come back in with none of the above items addressed and I have serious concerns about where they will be forming new access drives and footpaths along both Summer Lane and Pagham Road – this has particular relevance to the first bullet point above. I sustain a strong OBJECTION.**

Bernie Harverson

Consultant Arboriculturist