

Case Officer: Mr S Davis

Reference: P/165/21/PL

Location: Land at Spinnaker View, Pagham, PO21 3FL

Proposal: New vehicular access entrance, relocated parking bays, and pedestrian access associated with the redevelopment of the rear of Inglenook Hotel as 9no. dwellings. This application is in CIL Zone 4 (zero rated) as other development. This application may affect the setting of a Grade II Listed Building

Comments on Application:

- I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources. Previous consideration from site and familiarity with surrounding areas provides further insight to the proposal.
- There are significant trees which could be adversely affected by this proposal. 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 considered and protected.
- It has been stated (application form, sect.10) that there are no trees or hedges on the proposed development site, nor on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character. Both those statements are incorrect.
- A large poplar to the south and at western end overlaps the site. A previous arboricultural report submitted with application P/125/14/PL determined a nominal root protection area (RPA) that extends far N to beyond the site perimeter. Demolition and construction are proposed within the RPA. This work needs to be closely supervised by a project arboriculturist to ensure the existing specialised carriageway construction is not disturbed (I recommend the applicant familiarise themselves with the Arboricultural Impact Assessment submitted under the above reference).
- Several standard trees and hedgerow plants are establishing in areas identified for construction, so need to be assessed for potential transplanting to elsewhere on the site (locations subject to our approval) or their loss compensated for within a new scheme of planting nearby and to provide some visual benefit to those it was originally intended for.

Conclusions:

- The principle of development as described is certainly achievable without undue detriment to retained on and off-site trees, although we are yet to have sight of the necessary arboricultural report and plans to demonstrate this has been properly considered.
- If this application is approved, there will need to be adequate site supervision at key stages by the project arboriculturist. An effective schedule of inspection and reporting procedures will need to be described within a Arboricultural Method Statement, submitted for our approval.
- As it stands I am unable to lend this scheme my support and so must register an **OBJECTION**.

Recommendations:

1. The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Impact Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' – with the trees accurately plotted on same.

2. In the event that an 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 – 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.

Mark Warwick
Tree Officer / Greenspace