

Planning Officer: Mr S Davis

Planning Application Ref: P/58/19/PL

Location: Rear of Inglenook Hotel, 253-255 Pagham Road, Pagham, PO21 3QB

Description of works: Erection of 9 No. dwellings with associated access, parking, cycle & refuse storage & landscape design. This application is a Departure from the Development Plan & may affect the setting of a listed building.

Comments on Application:

- The applicants have employed Beechdown Arboriculture Ltd to prepare an Arboricultural Impact Assessment & Method Statement along with a Tree Protection Plan 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 hotel grounds to the rear of the building is well populated with trees of varying quality and presents as an oasis of established vegetation when viewed from above and around, providing some visual amenity for the high density of residential dwellings which exist on most aspects. This proposal will effectively enclose said grounds and obscure the view of significant trees (T2, T4-T7).
- There is a clear logic to the proposed layout at first glance and although no trees are proposed for removal (none exist on-site and within the developable area) the root protection areas of those significant trees will inevitably be intruded upon during the construction phase and then subject to compaction over time. Furthermore, the seasonal influence exerted by those trees and especially once they reach full maturity – will inevitably lead to a ‘pressure to prune’ which may prove hard to resist. This in addition to the facilitation pruning required to construct units 1 and 2.
- If adequately respected and protected, those trees should outlive the vast majority of surrounding trees, many of which are in poor structural condition or fast approaching the end of their safe, useful life expectancy. As such, those trees of landscape potential which are likely to stand isolated as a cohesive group in years to come, might fail to realise the same with little if any scope for adequate replacement planting to compensate if the current layout is approved.

Conclusions:

- The site lends itself to a well-thought out development that can accommodate and exploit the landscape potential of maturing trees on its east boundary, and without detriment to the visual amenity they currently provide.
- The proposed layout places undue pressure on and obscuration of, the most significant of trees. I would expect the layout to be revised so as to avoid any construction within or directly abutting the RPA, and visual obstruction of trees (T2, T4-T7).

Recommendations:

- As it stands, I must register an **OBJECTION** to this scheme, for the reasons stated above.
- I recommend the making of a Tree Preservation Order in respect of T4 - T7 incl. as described in the application to preserve their place in the landscape and hopefully better inform a revised layout. Please find the relevant TEMPO form and GIS plan to assist you in making this Order at the following location: [REDACTED]
[REDACTED] Please advise both myself and the applicant on the outcome of this specific recommendation.

Mark Warwick
Tree Officer / Parks and Greenspace Team