Arun District Council

Date of report: 15th July 2019

Further comments: 21st October 2019

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. **A second version of this report has been provided, which complements the plot layout, plan dwg.no. 1594 12 A. The associated Tree Protection Plan has also been revised.**

- 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). **Unresolved.**

- 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 (RPAs) 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. **Unresolved.**

- 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. **Unresolved.**

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). **The Tree Protection Plan demonstrates avoidance of RPAs during construction which is welcome. That said, I remain uncomfortable with the risk of cumulative negative impact on the aforementioned trees. It would be beneficial if the plot (Unit 1) could be enlarged so that proportionately less of it would be within those tree's existing and potential rooting area.**

- **This is a good time to remind all those concerned, that while the RPA of T1 (an off-site poplar tree which is the subject of an Order and so enjoys statutory protection) is assumed to be safe from damage by virtue of long-compacted ground within the development site – any disturbance of the construction by heavy plant (especially during inclement weather) must be avoided. I refer in particular to the recommendations within the report from Beechdown Arboriculture, AIA & MS, 12.3, p8 and 19.0 Supervision and Monitoring, which must be followed to prevent any damage.**

Recommendations:

- As it stands, I must register an OBJECTION to this scheme, for the reasons stated above. **Whilst I cannot lend this scheme my full support, I am prepared to remove my objection now that the RPA issue has been addressed as I see no overriding reason to object on arboricultural grounds.**
- 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: N:_EveryoneFolders\Mark Warwick\Pagham.Land S of Mill Farm Drive. Please advise both myself and the applicant on the outcome of this specific recommendation.
- **If you are minded to approve the scheme as it stands, then I recommend the following conditions be applied:**
- **All activity at the site is to be carried out in strict accordance with: - Arboricultural Report, Beechdown Arboriculture Ltd, ref: B/0189/18 V.2.**
- **Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a PRE-COMMENCEMENT Site Meeting is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) – at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Protection Plan, Appendix 7 (version 2), ref: B/0189/18 V.2.**
- **A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.**
- **If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.**

  Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

Mark Warwick
Tree Officer / Parks and Greenspace Team