

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 30 January 2018 08:34
To: Planning Scanning
Subject: FW: R/267/17/PL
Attachments: R.267.17.PL.doc

From: Mark Warwick
Sent: 29 January 2018 16:11
To: Ross Leal
Cc: Planning.Responses
Subject: R/267/17/PL

Ross,

Please see attached, my comments/observations for your consideration.

Kind 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: Ross Leal

Planning Application Ref: R/267/17/PL

Location: Rustington Hall Nursing Home, Station Road, Rustington

Description of works: 2 storey block of 6 No. Flats comprising of 4 No. 2 bed & 2 No. 1 bed flats.

Comments on Application:

- In their report dated 24.Oct.2017, the agent Caldotec Ltd make reference to a Tree Report (Arboricultural Implications), the details of which are difficult for me to decipher.
- No consideration has been given in the design layout to the protection of an off-site birch tree (rear garden of 7a Paddock Green), despite it being identified on the plan drawing 15072/01a and the most significant tree in proximity to the site in terms of amenity value.
- T2 and T3 are proposed for removal. These are not especially significant and should not be a complicating factor in the overall design layout.
- T1 is a young yew tree of apparent good health and form. Together with its potential life-expectancy and strategic position, this tree is worthy of retention and recognised as such by the applicant.
- As it stands, there are proposals to install underground utility apparatus, construct footway and parking bays and relocate a soakaway within the Root Protection Area (RPA) of retained trees.

Conclusions:

- Historic records appear to confirm the recent (post-2015) loss of significant trees at the site. Those of merit that remain on and around the site can be said to have greater significance and should be adequately protected before any substantial works take place.
- The agent's Tree Report does not demonstrate adequate regard for the tree population at and immediately around the site, and while they appear to have taken a considered view – their design layout proposal does not make sufficient allowance to meet their own objectives in respect of successful tree retention and falls short of what is required at this stage of the process.
- There is opportunity and so I would expect, a revised design layout to be submitted that does not involve any working within or interference of ground conditions immediately adjacent to the RPA of retained trees T1-Yew and birch (rear of 7a Paddock Green).

Recommendations:

- I recommend **REFUSAL** for this application in its current form.
- Should they wish to make progress with this proposal the applicant should now instruct their Arboricultural Consultant to prepare and submit a detailed Arboricultural Implications Assessment (AIA) inclusive of a Tree Survey Schedule a Root Protection Area Schedule and a Tree Constraints Plan (TCP) with the trees accurately plotted on same [in accordance with BS5837 Section 4 & 5 respectively.]
- Where the RPA of retained trees overlaps the development (this includes any excavation or ground interference) then BS5837:2012 further requires an Arboricultural Method Statement (AMS) that must also include a Tree Protection Plan (TPP) [in accordance with BS5837 Sections 5 & 6] – to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vitality and are given adequate protection above and below ground.

Mark Warwick

Tree Officer / Parks and Greenspace Team