

Planning Officer: Ms Myer

Planning Application Ref: AL/29/20/PL

Location: Tyrone House, Norton Lane, Norton, Aldingbourne, PO20 3NH

Description of works: Demolition of existing house & outbuildings & erection of 1no. new, detached, two storeys, 5-bedroom dwelling & detached garage. N.B. Previously approved scheme for various extensions to the existing property (ref. AL/105/19/HH).

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.
- The applicants have employed Smith Simmons & Partners, Planning and Architecture to prepare a Tree List (survey) and Proposed (Protection) Tree Plan for this project.
- The Tree Survey data provides an indication of the existing tree stock but is incomplete and does not accord with the requirements of BS5837:2012 – ‘Trees in relation to design, demolition and construction’.
- There are significant on-site trees, some of which may be worthy of statutory protection and could be adversely affected by these proposals. There is no supporting information from an Arboricultural Expert 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 respected and protected.
- At first glance, the following information is absent from the submissions received so far – that is required if we are to be reassured that the ongoing health and vitality of retained trees will be safeguarded:
 - Tree category ratings
 - Root protection area schedule
 - Tree retention and removal plan
 - Tree protection fencing and ground protection - specifications.
 - Method of demolition (existing dwelling)
 - Construction Management Plan (storage of materials, delivery area, etc.)
 - Supervisor(?) of work within RPA of retained trees.
 - Driveway and service installations within RPA of retained trees – methodology described and easements observed?

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 adequately considered.
- The proposals as submitted should be achievable in arboricultural terms, although there is important information lacking such that I could not lend this scheme my support as it stands.

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 a 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.

- As it stands, I am unable to lend this scheme my support and so register an **OBJECTION**.

Mark Warwick
Tree Officer / Parks and Greenspace Team