

Planning Officer: Amber Willard

Planning Application Ref: **AW/250/19/HH**

Location: **19 Kingsway, Aldwick, PO21 4DQ**

Description of works: **Extension to driveway to front & widening driveway gate. This application affects the character & appearance of the Craigweil House Conservation Area**

Comments on Application:

- There are significant on and off-site trees, which by virtue of their size enjoy statutory protection from their position in Conservation Area. They could be adversely affected by these proposals. 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 respected and protected.
- There is a sketch plan (illustrative only) and insufficient engineering detail in support of this proposal; to be able to determine the full extent of its impact on trees, both above and below ground level. One can only assume the existing driveway width (between the garage and garden/verge interface) is to be retained as it is. Whilst welcome, we must understand how the existing construction is to be demolished, the new installation applied, and the type of materials to be used. There is also the installation of border sleepers to consider and preparation of shrub borders/planting within the nominal root protection area (RPA) of significant trees. All these concerns should be properly addressed within a detailed arboricultural report and to our satisfaction.

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

Mark Warwick
Tree Officer / Parks and Greenspace Team