

Planning Officer: Amber Willard

Planning Application Ref: AW/297/19/HH

Location: Strawberry Cottage, Cypress Way, Aldwick, PO21 4DF

Description of works: Addition of a first floor and carport with 1st floor

Comments on Application:

- There are significant trees across this site, many of which enjoy statutory protection (tree preservation order) which will be adversely affected by the 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.
- A line of mature cypress trees to the north of the plot (along boundary adjoining 'Seawynds') have recently been removed. These had previously been assessed by local planning authority tree officers and determined not to be the subject of any statutory protection.
- The project architect has submitted a block plan, dwg. no. 2472/01/08 that shows the location of the car barn. Trees are shown for illustrative purposes only which is insufficient to be able to determine the full extent of the proposal's impact on trees, both above and below ground level. Any construction activity within this area will be taking place over the nominal root protection area (RPA) of mature trees (the subject of TPO) and will demand an ambitious engineering construction plan and suite of tree protection measures to mitigate risk of damage to the same. It may be more practical and desirable to eliminate that risk by choosing an alternative location that does not conflict with tree root growth.

Conclusions:

- The principle of development to the main building as described is certainly achievable without undue detriment to retained trees, although we are yet to have sight of the necessary arboricultural report and plans to demonstrate this has been properly considered.
- The current proposed location of the car barn is going to impact on significant trees which are the subject of an Order (TPO) both above and below ground. Although it may be achievable in theory by adopting certain methods of working and tree protection measures; there is nonetheless a risk that attaches during such incursion of root protection areas. This is especially significant where the trees in question are of high amenity value.

Recommendations:

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