

Planning Officer: Amber Willard

Planning Application Ref: **AW/357/20/HH**

Location: **Land Between 8 And 12 10 Wychwood Close, Aldwick, PO21 4DW**

Description of works: **Outbuilding in rear garden. (This application may affect the setting of the Craigweil Conservation Area).**

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.
- There appear to be significant off-site trees which could be adversely affected by this proposal. Whilst all trees are a material consideration in the planning process, it should also be noted that several are the subject of a Tree Preservation Order and located within a Conservation Area. 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 those trees have been adequately considered and would be protected.
- It is stated that no trees or hedges would need to be removed or pruned in order to carry out this proposal. That said, the building footprint appears to be sited within the crown spread and probably within the nominal root protection area (RPA) of an established off-site oak tree, and potentially those of other trees to the north. As such, there is potential for damage occurring to those trees during ground preparation and installation of foundations. Furthermore, installation of any services/utilities may need to be routed through RPAs.

Conclusions:

- The principle of development may be achievable without undue detriment to significant off-site trees, although we are yet to have sight of the necessary arboricultural report and plans to demonstrate this has been properly considered.
- It may now be preferable for the applicant to re-position the outbuilding outside of any RPA or crown spread, to both eliminate risk of harm to/interference from, established trees of amenity value and reduce arboricultural input for the project.

Recommendations:

1. As it stands, 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