

Planning Officer: Mrs A Gardner

Planning Application Ref: A/32/20/PL

Location: White Lodge, Hangleton Lane, Ferring, BN12 6PP

Description of works: Erection of 1no. detached low-profile bungalow with attached garage. This application is a Departure from the Development Plan & may affect a Public Right of Way

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 ARBTECH to prepare a Tree Survey report inclusive of Tree Constraints Plan for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am in agreement with the retention category ratings for on and off-site trees.
- There are significant on and off-site trees, which could be adversely affected by these proposals. For a Detailed Planning Application such as this I would also expect to see an Arboricultural Impact Assessment and importantly a Tree Protection Plan. Furthermore, in the event that a *root protection area* of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that this application is accompanied by an Arboricultural Method Statement (AMS). Were this application to now proceed, we will not have enough information to guarantee such trees would be adequately respected and protected.

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 instruct their Arboricultural Consultant to prepare an Arboricultural Impact Assessment (AIA) which must be inclusive of; the 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and the 'Tree Constraints Plan'.
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