

Planning Officer: Ms Myer

Planning Application Ref: BN/114/21/PL

Location: Land to rear of Highground House & Orchard End, Highground Lane, Barnham

Description of works: Creation of 1no. 1.5 storey dwelling on brownfield (previous use commercial car parking / children's play area associated with holiday let business) (resubmission following BN/53/21/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwelling.

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 Bernie Harverson / Arboricultural Consultant to prepare an Arboricultural Impact Assessment and Method Statement along with a Tree Protection Plan for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.

Conclusions:

- The above report and plan provide for effective protection and enhancement of retained vegetation.
- The development proposals will have negligible impact on trees and hedgerow both on and overlapping the site, provided the arboricultural advice is heeded and recommendations fulfilled.

Recommendation:

- I recommend the above scheme for **APPROVAL**, subject to the following conditions being applied:

1. Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place, written confirmation is required from the Arboricultural Expert representing the site owner(s), confirming that all protective fencing has been inspected and found to be 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the **Tree Protection Plan, dwg no. BJH 03/04, July 2021**

Reason: To ensure the retention of trees and hedgerow which are an important feature of the area in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees and hedgerow goes to the heart of the planning permission.

2. All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact/Method Statement, ref. 2003.bjh.July21**

Reasons: To comply with BS5837 and to ensure that retained trees and hedgerow are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

3. Any tree pruning considered essential to enable the agreed development must meet the requirements of BS3998:2010 Tree work – Recommendations:

- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010
- Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interest of continued health and vitality of trees and to accord with current industry guidelines and sound arboricultural practice.

Mark Warwick
Tree Officer / Parks and Greenspace Team