

Planning Officer: Ms Myer

Planning Application Ref: BN/128/19/OUT

Location: Land Adjacent to Highfield House, Yapton Road, Barnham, PO22 0AZ

Description of works: Application for outline planning permission for development of 70 bed Care Home and 14 Assisted Living bungalows with associated car parking, landscaping and access - Departure from the Development Plan

Comments on Application:

- There are significant trees both on and off this site which could 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.
- Roadside hedgerow and trees contribute greatly to the character of the area and their future growth and influence should be a major consideration in designing a site layout.
- I see no obvious problem with the proposed location of the main access to site, although inevitably a substantial section of the boundary hedge-line will need to be removed to achieve adequate vehicle sightlines. That can and should be mitigated with an ambitious, detailed landscape plan that enhances the existing hedgerow coverage and so compensates in some way for the loss of connectivity.

Conclusions:

- The principle of development as described is certainly achievable without undue detriment to retained on and off-site trees and hedgerow, although we are yet to have sight of the necessary arboricultural report and plans to demonstrate this has been properly considered.

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