

Planning Officer: Ms Myer

Planning Application Ref: BN/17/21/PL

Location: The Cottage, Highground Lane, Barnham, PO22 0BT

Description of works: 1no dwelling. This application is a Departure from the Development Plan & is in CIL Zone 3 and 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.
- Established trees are likely to be adversely affected or destroyed to facilitate the proposal. 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 considered and if necessary protected.
- The submitted drawing – Existing Landscaping & Tree Plan, HL.PL003 is indicative only and does not adequately assist our interpretation of the proposal. A BS5837 Tree Survey would provide us with a schedule of trees, root protection area schedule and be accompanied by a Tree Constraints Plan. This would be the minimum amount of information required for an outline application. For a full application such as this we will require that much and more (see recommendations).

Conclusions:

- A sympathetic and high-quality development of this site 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 - or is even an aspiration.
- As it stands, I am unable to lend this scheme my support and so register an **OBJECTION**.

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