

Planning Officer: Ms Myer

Planning Application Ref: BN/22/20/PL

Location: Land South West of 40 Hill Lane, Barnham, PO22 0BL

Description of works: Removal of existing polytunnels & creation of sand school with new native tree & hedge planting

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.
- It has been stated (application form, sect.15) that there are no trees or hedges on the proposed development site, nor on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character. I take issue with both those statements for the following reasons:
 - a) Within the development boundary there are a number of established trees, which will have to be removed to facilitate the same.
 - b) It has not been made clear which of the two existing entrances will be utilised for the delivery of materials to site and how any trees overlapping (above and below ground) the wider plot are to be adequately respected and protected.
 - c) Although the trees within the development appear to be of low quality, we should expect some mitigation for the loss by way of a detailed replacement planting scheme elsewhere on the plot. I see that has been proposed and support the scheme as described on the plan provided by Pope Stevens Architecture Ltd, dwg. no. DPA-01, Rev 02.
 - We await confirmation of its viability along the southern boundary where attention has been drawn to potential contamination issues affecting adjacent land (Environmental Health – Consultation Response, April 2020).
Applicant or EH to advise.
 - Trees selected to grow as standards within the hedgerow should not adversely affect the existing watercourse on north boundary, if planted at minimum 2m distance from the top of the ditch. **Confirmation required.**
 - Online resources suggest native hedgerow exists in part along north (roadside) boundary. Is the proposed planting scheme intended to replace or enhance that feature. **Confirmation required.**
- There are numerous on and off-site trees and hedgerow, which by virtue of their size and species type make a significant contribution to the character of the area. Although the proposals are well-intentioned and seek to enhance green infrastructure across the wider plot, some important vegetation could be adversely affected. 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 and hedgerow would be adequately respected and protected.

Conclusions:

- The principle of development as described is certainly achievable without undue detriment to retained trees/hedgerow and verdant character of the local area; it may even be enhanced - although we are yet to have sight of the necessary plan(s) to demonstrate this. Given the available space across the plot and surrounding the development, it should be possible to waive the normal requirement for the applicant to appoint an Arboricultural Consultant for this project, subject to provision of a comprehensive Construction Management Plan.
- Some ambiguity persists around the native tree/hedgerow planting proposals. More detail is required, as highlighted above.

Recommendations:

1. The applicant should provide us with a **Construction Management Plan** that confirms the intended route of heavy plant across the site, siting of any compound area, area for delivery and storage of materials and details of any other potentially harmful practice associated with the proposal; so that we can be confident retained on/off-site trees and hedgerow will not be negatively impacted throughout development. This will need to be included in a condition forming part of any APPROVAL.
2. Further details of the native tree/hedgerow planting scheme are required, for it to be effectively included in a condition forming part of any APPROVAL.

Mark Warwick
Tree Officer / Parks and Greenspace Team