

Planning Officer: Ms Myer

Planning Application Ref: BN/24/20/PL

Location: Tile Barn Farm, 32 Hill Lane, Barnham, PO22 0BL

Description of works: Erection of 1no. dwelling & formation of new vehicular access. This application is a Departure from the Development Plan

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.
- 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. 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.
- Some of those trees within the development boundary would have to be removed to facilitate the proposal. No mitigation by way of a detailed planting scheme has been provided. Although most appear to be of moderate or low quality (BS5837:2012), we should expect mitigation for any loss by way of a detailed replacement tree planting scheme, perhaps introducing standards within or alongside the hedgerows.
- Further details of the indigenous hedgerow planting scheme (north and south boundary of new plot) as shown on Proposed Site dwg. no. 06 would be required, for it to be effectively included in a condition forming part of any APPROVAL.

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 Implications 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.

Conclusions:

- In the absence of the above information, I must register an OBJECTION to the proposal.
- I anticipate submission of the above survey reports in due course.

Planning Appeal Ref: W/4001228 Tile Barn Farm

I have been asked to provide comments in respect of Arboricultural submissions in support of the above application.

- The applicants have employed Ramsey & Co Landscape Architecture to prepare a Tree Survey Schedule and Tree Protection Drawing for this project. Usually we would require a site/project specific Arboricultural Impact Assessment & Method Statement, although I find the supporting generic information embedded within the aforementioned Drawing to be adequate for this development proposal.

- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.

Conclusion:

- The principle of development as described is achievable without undue detriment to retained on-site trees, provided there is adequate site supervision at key stages by the project arboriculturist.
- Trees of lesser quality and landscape value are (and will inevitably have) to be sacrificed to provide the least damaging access onto the plot and adequate clearance around the proposed dwelling.
- I no longer sustain my objection, and should the Inspector allow the current appeal, I recommend the following planning conditions are applied:

1. Pre-commencement

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 Drawing, dwg no. RCo327 / 01, Rev:00, Date 29-05-20.**

- **Reasons:** To comply with BS5837 and to ensure that retained trees 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.

2. All activity at the site is to be carried out in strict accordance with **Tree Protection Drawing, dwg no. RCo327 / 01, Rev:00, Date 29-05-20.**

If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reasons: To comply with BS5837 and to ensure that retained trees 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.

Mark Warwick
Tree Officer / Parks and Greenspace Team