

Planning Officer: Ms M Tomalova

Planning Application Ref: BN/30/21/DOC

Location: Land off Canal Mews, Canal Mews, Barnham, PO22 0DP

Description of works: Approval of details reserved by condition imposed under BN/66/19/PL relating to Conditions 3-External materials and finishes, 4-Screen walls & fences, 6-Details of secure cycle parking, 7-Site set up details, 8-Details of electric charging of vehicles, 16-Details of decentralised and renewable energy, 19-Landscaping scheme and **20-details of existing tree protection**

Comments on Application:

Condition 20

No development including site access, demolition or associated construction activities shall commence unless and until all the existing trees/bushes/hedges to be retained on the site have been protected in accordance with a scheme submitted to the Local Planning Authority. Within the areas so fenced off the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and spreading of topsoil unless agreed by the Local Planning authority. There must be no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without prior written approval of the Local Planning Authority. No trenching should occur within the protective fencing surrounding the Root Protection Area. If roots requiring severance to allow for the passage of services is necessary then an arboriculturist would be required to assess and determine whether the loss of the roots would be detrimental to the continued health and stability of the affected tree.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy ENV DM4 of the Arun Local Plan.

- I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources. Previous consideration from site and familiarity with surrounding areas provides further insight to the proposal.
- The applicants have employed Lizard Landscape Design Ltd to prepare an Arboricultural Impact Assessment & Method Statement and associated Tree Retention & Protection Plan for this project. The report and plan appear to be comprehensive and accord with the requirements of BS5837:2012.

Conclusion:

- I am satisfied that the applicant has met the requirements of Condition 20.

Recommendation:

- I recommend we **APPROVE** the submitted scheme of Tree Protection.

Mark Warwick
Tree Officer / Parks and Greenspace Team