

Planning Officer: David Innes

Planning Application Ref: BN/51 & 52/16/RES 10th Nov 2016 [[now BN/32/17/DOC – latest comments in blue typeface](#)]

Location: Land at former Pollards Nursery, Lake Lane, Barnham

Description of works: prev. Reserved Matters Application [now Discharge of Conditions](#)

Comments On Application:

- Building work has commenced on this project.
- I found the protective fencing to be satisfactory albeit not in accordance with Figure 2 of BS5837 but still 'Fit For Purpose' in that it was HERAS panels clamped together and then bolted through into substantial wooden posts that had been concreted into the ground. The boundary screens are shelterbelts of Leyland Cypress and Alders and these trees have been protected from the impact of construction works.
- There is evidence of rootplate failure in some of the Leyland Cypress and these failures will continue and this feature has a short life expectancy.
- A Balancing Pond has been dug in the top corner of the site close to the road and a large pipe cut through the tree belt alongside the road so that it can discharge into the ditch.
- [Nothing has changed out on site and works are progressing around the site in general with protective fencing in place and maintained in reasonable order affording adequate protection for the retained trees.](#)

Conclusions:

- I have concerns that in undertaking the work to form the balancing pond roots have been severed and some tree destabilised in terms of root hold and at risk of failure close to a main road.
- The Leyland Cypress are at risk of rootplate failure.
- [As far as I am aware \(I was not acting tree officer at that time\) the requirements of Condition 11 have been met and all tree protection was in place prior to any start being made on site!](#)

Recommendations:

- Remove the trees around the balancing pond pipe that have been destabilised.
- Remove the already fallen trees in the Leyland Cypress shelterbelt and also top out the entire run by 4m to 5m to stabilise.
- [The above recommendations remain valid but I can see no reason not to discharge Condition 11.](#)

Bernie Harverson

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