

Planning Officer: Ms Myer

Planning Application Ref: BN/51/20/PL

Location: Land at Chantry Mead & rear of 14-18 Downview Road, Barnham, PO22 0EG

Description of works: 4No. dwellings including access, landscaping & associated works

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.
- The applicants have employed Lizard Landscape and Design Ltd to prepare an Arboricultural Impact Assessment & Method Statement along with a Tree Retention and Protection Plan (TRPP) for this project.
- The absence of a formal Tree Survey Schedule is unfortunate, although enough data is presented on the TRPP to make a satisfactory assessment on this occasion.
- A majority of the existing tree stock will be removed to accommodate the development. With so few trees remaining across the site, there are few opportunities for conflict between trees and any construction. Those trees to be retained appear to have been afforded sufficient room to allow future growth without constraint. None are obviously worthy of an Order at this time.

Conclusions:

- Many trees of low and moderate quality are (and will inevitably have) to be sacrificed to provide the only logical access onto the plot and construction of this number of units. This will be detrimental to the verdant character of the area as viewed from the surrounding residential properties.
- If retained trees (as shown on the TRPP) are afforded adequate respect and protection during development of the site, then no significant loss of public amenity will be incurred.

Recommendations:

- As it stands, I see no reason to object to these proposals on arboricultural grounds. If you are minded to approve this application, I recommend the following conditions be applied:
1. 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 a **PRE-COMMENCEMENT Site Meeting** is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) – at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Retention and Protection Plan, LLD1880-ARB-DWG-002, Rev 00**.

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: - **Arboricultural Impact Assessment & Method Statement, Lizard Landscape and Design Ltd., Ref. LLD1880-ARB-REP-001, Rev 00, 6th February 2020**.
- 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