

Planning Officer: Richard Temple

Planning Application: Seeking advice on an **OUTLINE** planning application for the erection of up to 30 dwellings with two vehicular access points.

Reference: EG/46/17/OUT

Location: Land to the north of Spode Cottage & west of Greenings, Eastergate Lane, Fontwell

Comments:

- There appear to be no trees actually on this site and those off site would not merit a Tree Preservation Order.
- However, there are trees off site and close to the boundary lines which could be adversely affected by the proposals and no arboricultural information has been submitted with the application - it does not therefore meet the requirements of BS5837:2012.
- There is a tall evergreen screen of conifers in the garden of Greenings and along its north boundary which being due south of Plots 15 to 20 will impact on the site and shut out sunlight and cast dense shade over their rear gardens– this would lead to pressure being applied to the owners of Greenings to have these trees lopped or removed – which does not constitute good planning and design.
- There are also trees in the highways verge of Fontwell Lane which could come under pressure if their Root Protection Areas are not respected and the access points carefully positioned.

Conclusions:

- There is currently insufficient information submitted on which to base a sound decision and guarantee that the off site trees will be adequately respected and protected.

Recommendations:

- The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Assessment to support this Outline Application inclusive of a **Tree Survey Schedule** a **Root Protection Area Schedule** and a **Tree Constraints Plan** with the trees accurately plotted on same.
- In the event that the RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the Full Planning Application is accompanied by an **Arboricultural Method Statement Report** including a **Tree Retentions & Removals Plan** 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.
- As things stand I will have to lodge an **OBJECTION** to these proposals.



Consultant Arboriculturist