

Planning Officer: Ms Myer

Planning Application Ref: EP/125/21/PL

Location: 22 Vermont Drive, East Preston, BN16 1LA

Description of works: Demolition of existing single storey projection on host dwelling, removal of swimming pool and erection of 1 No. detached 1 1/2 storey self-build dwelling with detached garage building on existing garden land. This application is in CIL Zone 4 and is CIL liable as new dwelling.

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 Arbortrack Systems Ltd. to prepare an Arboricultural Impact Assessment & Method Statement along with a Tree Protection Plan for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- It appears that substantial work has recently been undertaken to established trees at southern end of the plot, resulting in significant loss of canopy cover. From the Tree Schedule (June 2021) provided; nothing exists of stature and obvious high amenity value, although surrounding properties may still benefit from persistent low-level screening.
- Although it is pleasing to see plans for new planting submitted within the Arboricultural Report (Appendix E) and with heavy reliance on native tree species; it is important to note that none will achieve full growth potential given the limited space afforded to them, and so ultimately are likely to be maintained as hedgerow. The extent of the new building footprint and associated hard landscaping is such that limited opportunity exists for provision of adequate mitigation with any tree of stature (>10m ht.) and longevity such that they will grow to enhance the local landscape and ultimately compensate for the proposed removal of trees from across the site.

Conclusions:

- It has been demonstrated that the development as described is achievable without undue detriment to retained on and off-site trees.
- The current layout proposal is going to involve the removal of many trees, although they provide little value as a public amenity and are unlikely to do so.
- There is limited opportunity for tree planting to mitigate for that loss of canopy cover within the proposed scheme; only hedgerows are a viable long-term option.

Recommendation:

- I can support the above application subject to the following conditions being 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, 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 Plan, Appendix: A, Rev A, July 2021 – Arbortrack Systems Ltd.**

Reason: To ensure the retention and maintenance of trees and vegetation which are an important feature of the area in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

2. All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Assessment & Method Statement, Ref: jwmb/rpt1/22vermontdrive/AIAAMS, 9th July 2021.**

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