

Planning Officer: Mr A Wood

Planning Application Ref: FG/105/20/PL

Location: The Tudor Close Public House, Ferringham Lane, Ferring, BN12 5NQ

Description of works: Conversion of existing Public House (Use Class A4) to create 7 No residential units comprising 5 No 1-bedroom units & 2 No 2-bedroom units & the erection of 2 No 1-bedroom semi-detached bungalows, associated car parking & landscaping (resubmission following FG/46/20/PL). This application affects a Public Right of Way & is in CIL Zone 4, CIL Liable for new dwellings.

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.
- There is at least one significant tree on the site (mature sycamore at the SW corner) and appear to be off-site trees which could be adversely affected by this proposal. The sycamore could be a tree of high public amenity value and the subject of statutory protection (TPO). TPO /FG/3/06 affects the plot but I am unable to retrieve the supporting map and schedule to determine the tree(s) affected, although from online resources the sycamore is by far the most visually impressive. I expect the TPO record is on micro-fiche and held at our Civic Centre Offices.
- There is no supporting arboricultural information submitted with the application - a requirement of BS5837:2012. As such, were this application to now proceed, we will not have sufficient information to guarantee such trees would be adequately respected and protected.
- I have read the supporting Design and Access Statement and studied the proposed Block and Landscape Plan, dwg. no. 3932-C4, Rev D. I am unsure if any treatment of existing hard surface within the nominal root protection area (RPA) of retained trees is proposed, so must assume there will be. Furthermore, if approved, the development will involve construction in proximity to those trees and involve installation (possibly including preparatory excavation) of 2m high close-boarded fencing within RPAs.

Conclusions:

- The principle of development as described is certainly achievable without undue detriment to retained on and off-site trees, although we are yet to have sight of the necessary arboricultural report and plans to demonstrate this has been properly considered.
- As it stands, I am unable to lend this scheme my support and so register an **OBJECTION**.

Recommendations:

1. The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Impact Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' – with the trees accurately plotted on same.
2. In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) 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.

Mark Warwick
Tree Officer / Parks and Greenspace Team