

Planning Officer: Ms Myer

Planning Application Ref: FG/138/21/PL

Location: Millwood House, Littlehampton Road, Ferring, BN12 6PG

Description of works: Change of Use of land to open air storage (Class B8), including 12 equal sized open air storage yards, lighting and CCTV. This application is in CIL Zone 3 (zero rated) as other development

Comments on Application:

- There are significant on and off-site trees which would be adversely affected by these proposals. 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 considered and protected.
- Established trees are confined to the site perimeter on all aspects, but notably on the south, west and north. These are shelter-belt trees which retain high growth potential and already provide valuable screening for surrounding properties and from areas of local interest.
- Crown spread and root growth will extend deep into the site. It is admirable the applicant intends to retain those trees, although I suspect they may not fully appreciate how much of a constraint they might be on the current proposal; not only in respect of preparatory groundworks but also the long-term seasonal nuisance (and potential responsibility/liability) associated with this type of vegetation.
- Some adjustment of bay numbers / configuration would likely have to occur in the absence of advanced (and costly) engineering solutions such as employing a 'No-dig' construction method over nominal root protection areas.

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 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