

Planning Officer: Ms Myer

Planning Application Ref: FG/142/21/PL

Location: Land North of Highdown Vineyard (Formerly McIntyre Nursery), Littlehampton Road, Ferring, BN12 6PG

Description of works: Change of Use of the land for the storage of building materials; 2 no. proposed storage containers and 2.4m high Pallisade or Paladin Fencing (coloured green) to perimeter with access gates. This application is a Departure from the Development Plan

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. Previous consideration from site and familiarity with surrounding areas provide further insight to the proposal.
- The applicants have employed Arborweald Environmental Planning Consultancy to prepare a Arboricultural Impact Assessment & Method Statement (hereafter referred to as 'the report') along with a Tree Protection Plan for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am in agreement with the retention category ratings for on and off-site trees.
- There are significant on and off-site trees, which by virtue of their size and group density provide valuable screening between commercial premises and most importantly from the surrounding countryside. High growth potential is encouraging at this time from a wider landscape perspective, although succession/additional planting ought to incorporate greater diversity of and tendency towards, native species that add greater value to and association with - the surrounding area.
- With established trees confined to the site perimeter, there ought to be no significant conflict as part of any development proposal. This application seeks to achieve that and is supported with high quality arboricultural input.
- No tree removal is proposed, yet a requirement for new planting exists if this application is approved; that achieves adequate softening of negative visual impact when viewed from the north.
- In respect of soft-landscape proposals (planting alongside the new N boundary fence line), I see there is no detailed landscape plan; that will be required to form part of an appropriately worded condition. I defer to Sue Howell, our Leisure and Landscape Officer on such matters, but a scheme such as described in sect.7.3 and Appendix 5 of the report would seem to be appropriate.

Conclusion:

- The principle of development as described is achievable without undue detriment to retained trees, provided there is adequate site supervision at key stages by the project arboriculturist. The most significant of those are considered in detail within the report (sect. 6.0. installation of fencing to form effective Construction Exclusion Zones and sect. 7.1 - Security Fence Installation).
- A detailed soft landscape plan is required for new planting along the proposed north perimeter fence line and to form part of a condition.

Recommendation:

- I recommend the above scheme for **APPROVAL**, 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, dwg no. DKS/Wood/01, version: TPP001**

Reasons: 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: - **BS5837:2012 Survey and Report, Arborweald Environmental Planning Consultancy, ref. DKS/Wood01, August 2021.**
- 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