

Planning Officer: Ms Myer

Planning Application Ref: FG/41/20/PL

Location: Ferringham House, 58 Ferringham Lane, Ferring, BN12 5LU

Description of works: **1No. new dwelling & detached hydrotherapy pool house along with associated external works & creation of 1No. additional vehicular entrance.**

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.
- I am mindful of previous comments and recommendations made by our appointed arboricultural consultant, in his report dated 15th March 2018 (FG/27/18/PL) – an earlier application granted APPROVAL and with similar implications for on/off-site trees. A subsequent application for the discharge of condition 7 & 10 (incl. protection of retained trees) was approved. I had confirmed correct installation of tree protection fencing, that appears (from helpful photographs recently provided by the planning case officer) to remain in-situ – and possibly relevant/appropriate to this latest development proposal.
- Although the most publicly visible aspects of the plot are now largely denuded of tree cover, there remain on-site trees to the rear of the plot and potentially some off-site trees overlapping the development that could 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 respected and protected.
- Our online records suggest a Tree Preservation Order affects this plot. I am unable to access the documents (schedule, map(s)) associated with this Order, but consider it unlikely to affect any tree(s) overlapping this development. That said, it would be prudent to undertake a comprehensive check with our planning department, especially in the absence of a detailed Tree Survey which considers both on and off-site trees.

Conclusions:

- The principle of development as described is certainly achievable without undue detriment to retained on and any 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, with such important information lacking, I am unable to lend this scheme my support and so must register an **OBJECTION**.

Recommendations:

1. The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise which must be inclusive of; a 'Tree Survey Schedule' and 'Root Protection Area (RPA) Schedule' and then prepare an Arboricultural Impact Assessment (AIA).
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