

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.
 - The applicants have employed Arbortrack Systems Ltd to prepare an Arboricultural Impact Assessment & Method Statement along with a Tree Protection Plan for this project. This provides the necessary evaluation of affected trees and supporting information that allows us to properly assess the suitability of this development proposal.
- 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. **Resolved.**
- As it stands, with such important information lacking, I am unable to lend this scheme my support and so must register an OBJECTION. **Objection withdrawn.**

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.

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 a **PRE-COMMENCEMENT Site Meeting** is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert (or designated competent person) representing the site owner(s) – at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Protection Plan, Arbortrack Systems Ltd., Appendix: A, June 2020.**

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.

2. All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Assessment & Method Statement, Arbortrack Systems Ltd., Ref: jwmb/rpt1/58ferringhamlane/AIAAMS, 12th June 2020.**

- 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