

Planning Officer: Mr A Wood

Planning Application Ref: F/11/19/PL

Location: Wicks Farm, Ford Lane, Ford, BN18 0DF

Description of works: Construction of agricultural barn with flexible storage use (B8 Use Class) with ancillary office space

Comments on Application:

- There is a large number of poplar trees in linear grouping along the site's east boundary, a substantial landscape feature and acting as a shelterbelt to the adjacent trading estate/business park. A smaller group of the same tree type and formation runs east to west across part of the plot interior, some of which is proposed for removal to facilitate adequate vehicle access to and from the new barn.
- The proposal appears to be sympathetic to the existing and future growth of the majority of those trees and has the potential to be harmonious, although the application is a long way from having established that will be achieved.
- There are significant trees on this site which could be adversely affected by the 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.
- As a general principle of design, careful consideration should be given to the intended land use beneath existing canopy of established trees and the potential for further tree growth (root and crown extension). With such a large and open site to work with I would expect a layout proposal to have placed great emphasis on eliminating future 'pressure to prune or removal' of retained trees. Furthermore, there would need to be a compelling argument in favour of any Root Protection Area incursion as this site clearly lends itself to a harmonious design that avoids any direct interference with established trees of current and future landscape value.

Conclusions:

- The principle of development as described is certainly achievable on this plot without undue detriment to retained on and off-site trees, although we are yet to have sight of the necessary arboricultural reports and plans to demonstrate this has been properly considered.
- Until such reports and plans are submitted for our consideration, I can only 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 Implications 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