

Planning Officer: Mr A Wood

Planning Application Ref: F/18/19/PL

Location: Land adjacent to 3 Wicks Farm Cottages, Ford Lane, Ford, BN18 0DQ

Description of works: 1no. new dwelling. This application is a Departure from the Development Plan

Comments on Application:

- There appear to be on and off-site trees and hedgerow both along and straddling the boundary between numbers three and four Wicks Farm Cottages. They could be adversely affected by these proposals. There is very little supporting arboricultural information submitted with the application. As such, were this application to now proceed, we will not have sufficient information to guarantee such trees and hedgerow would be adequately respected and protected.
- The applicant has submitted their own Arboricultural Method Statement which while well-intentioned and promotes good practice, does not meet the requirements of BS5837:2012 – *Trees in relation to design, demolition and construction*, and is not adequate for this project.

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.

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' – with the trees accurately plotted on a topographical plan.
 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.
- As it stands, I am unable to lend this scheme my support and so register an **OBJECTION**.

Mark Warwick
Tree Officer / Parks and Greenspace Team