

Planning Officer: Ms Myer

Planning Application Ref: K/51/21/PL

Location: 47 Golden Avenue, East Preston, BN16 1QX

Description of works: Erection of 1no. detached dwelling and integral garage. This site is in CIL Zone 4 and is CIL Liable as new dwelling

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.
- It has been stated (application form, sect.10) that there are no trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character. That may well be the case, although aerial photography and architect's plans show several off-site trees which may overlap the site (by crown spread and/or root growth) so 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 any trees and hedges have been adequately considered and would be protected.

Conclusions:

- The principle of development as described appears achievable in arboricultural terms although we are yet to have sight of the necessary report and plans.
- As it stands, I could not lend this scheme my support.

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' and a 'Tree Constraints Plan' – with the trees accurately plotted on same.
2. In the event that an 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 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 / Greenspace