

15th July 2026

John Biddlecombe
Churchfield
Church lane
Lyminster
Bn177qj

Case Officer: Silvie Steiningerova
Telephone: 01903 737702
Email: silvie.steiningerova@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended) s211 Notice

Application No: LY/13/26/TC

Site Address: Old Granary Church Lane Lyminster BN17 7QJ

Description of works: Fell 2 no. Elm (T4,T5), 1 no. Hawthorn (T6), 2 no. Prunus (T9, T11), 4 no. unknown (T10, T23, TG1), 1 no. Spruce (T13), 1 no. Sycamore (T12), 3 no. Western Red Cedar (T17, T18, T22), 3 no. Leyland Cypress (T19, T20, T21), 3 no. Holly (T24, T25, T26), 1 no. Lime (T27), 1 no. Laurel (T31). Removal of dead stem to 1 no. Sycamore (T12). Removal of broken southerly branch on 1 no. Leyland Cypress (T30). Cut down/coppice 1 no. Elder (T7) to height of 1m and 1 no. Sweet Chestnut (T15) to a height of 2m. Crown reduction to 1 no. Silver Birch (T8) to leave 2m clearance from building and crown lift to 4m from ground level. Crown lift to 1 no. Walnut (T14) to 5m from ground level, reduce lower northern branch back by 2-3m. Crown lift to 2 no. Lime (T28, T29) to 6m from ground level.

Thank you for your internet representation made on 15th July 2026 which has been recorded as an objection with the comments as follows:

OWPC84771

**FORMAL PLANNING REPRESENTATION
OBJECTION TO APPLICATION LY/13/26/TC**

Submitted by:

John Biddlecombe
Churchfield, Church Lane, Lyminster, BN17 7QJ

1. Executive Summary

I object to those elements of the application that seek unnecessary felling or excessive pruning within the Lyminster Conservation Area. While essential safety works may be appropriate, the submitted arboricultural information does not justify the cumulative extent of proposed removals.

2. Legislative and Planning Context

The Council must have special regard to preserving or enhancing the character and appearance of the Conservation Area under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. National planning policy also seeks to conserve and enhance biodiversity, recognise the value of mature trees and minimise avoidable

habitat loss.

3. Deficiencies in the Arboricultural Submission

The applicant's own report accepts that the site was heavily overgrown, visibility was restricted and recommends a fuller inspection after clearance. This undermines confidence that irreversible decisions to fell mature trees can safely be made at this stage. Each tree should instead be individually assessed after full inspection.

4. Cumulative Impact

Although many individual operations appear modest when viewed separately, collectively the proposal removes or substantially alters around twenty-two trees. The cumulative loss of canopy, screening, landscape character and ecological value is the principal planning concern.

5. Biodiversity

The Old Granary occupies an important position within the wider ecological network of Lyminster. Mature trees, hedgerows, gardens, drainage ditches and nearby water features, including the historic Knucker Pond, function together as wildlife corridors allowing species to move safely through the landscape.

The area supports owls, tawny owls, woodpeckers, jays, finches, thrushes, robins, blackbirds and numerous migratory birds. Mature trees with cavities, ivy cover, deadwood and decay are among the most valuable ecological assets because they provide nesting, roosting and feeding opportunities that cannot quickly be replaced. The wider Lyminster area has recorded numerous bat species, including the barbastelle bat, with connected tree lines and ponds identified as commuting and foraging habitat. Removing mature trees within this network risks fragmenting those routes.

No dedicated Preliminary Ecological Appraisal, bat survey or breeding bird survey accompanies this application despite the scale of proposed works. Before irreversible habitat loss is authorised, ecological constraints should be fully understood.

6. Alternative Approach

Rather than approving wholesale clearance, the Council should authorise only works demonstrably necessary for immediate safety, retain trees wherever reasonable through pruning or phased management, and obtain independent arboricultural advice where evidence is limited.

7. Requested Determination

I respectfully request that the Council refuses unjustified felling, requires ecological surveys where appropriate, considers Tree Preservation Orders for significant specimens, and ensures any approved works represent the minimum necessary intervention compatible with public safety.

References

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (England)

Environment Act 2021

Plain text sources:

<https://www.bats.org.uk/about-bats/why-bats-matter/bats-biodiversity>

<https://westsussex.planning-register.co.uk/Document/Download?fileName=Ecological+Impact+Assessment.pdf&imageId;=27&isPlan;=False&module;=PLA&planId;=26704&recordNumber;=130>

<https://historicengland.org.uk/listing/the-list/>

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must

make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>