

Planning Officer: Ms Myer

Planning Application Ref: LY/15/21/PL

Location: Crossbush Service Station, Lyminster Road, Lyminster, BN17 7QQ

Description of works: Erection of a drive-thru coffee shop (Use Class E) with associated infrastructure. This application is in CIL Zone 3 (zero rated) as other development. This application is a Departure from the Development Plan

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.
- The applicants have employed DEP Landscape Architecture Ltd to prepare an Arboricultural Report (incl. of Implications Assessment & Method Statement) along with a Tree Protection Plan for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- There is one established group of trees to be affected by these proposals. This is a relatively young and dense linear group of native species, which provides visual screening and pollution mitigation (air and noise).
- Replacement planting proposals will go some way to compensate but there will be a net loss of vegetation (of high growth potential) and biodiversity at what is a very busy, strategic intersection. Traffic can be static at this location for extended periods of time, especially during peak travelling times and throughout the summer.

Conclusions:

- The proposal will have a negative impact on the local landscape and environmental conditions at this location. It will be important to weigh this against any economic advantages the scheme might offer locally, from what is already an established commercial site.
- If the application is successful, a condition should be attached to the decision that can ensure timely implementation of an approved soft landscape scheme.

Recommendation:

- If minded to approve this application, I recommend the following conditions be 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, written confirmation is required from the Arboricultural Expert representing the site owner(s), confirming that all protective fencing has been inspected and found to be 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the **Tree Protection Plan, DEP Landscape Architecture Ltd., dwg. no. 03, Revision x, 18.08.21**

Reasons: To ensure the retention and maintenance of trees and vegetation which are an important feature of the area in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

2. All activity at the site is to be carried out in strict accordance with: - **Arboricultural Survey (BS5837:2012), DEP Landscape Architecture Ltd., August 2021**

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