

Planning Officer: Ms Myer

Planning Application Ref: R/108/21/PL

Location: 117 Sea Lane, Rustington, BN16 2RU

Description of works: Demolition of two dwellings and the construction of 3 No. 3-bed town houses and 5 flats. This site is in CIL Zone 4 and is CIL Liable as new dwellings.

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 David Archer Associates (Arboricultural Consultancy) to prepare a Tree Survey Schedule and Tree Removal Plan for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- Typically for a full application we would require an Arboricultural Impact Assessment and Tree Constraints Plan. On this occasion, neither is required as all on-site trees are to be removed and there are none off-site which overlap the development.
- The entire tree population affected by this proposal are rated either as low quality or undesirable in a planning context and an eclectic mixture dominated by exotic species with no suitable candidate for a Tree Preservation Order.

Conclusion:

- Trees of low quality and landscape value are to be removed. Although this will have an impact on visual amenity for the immediate locality, none are of sufficient merit to justify the making of a Tree Preservation Order and thereby strongly influence any development proposal.
- I see no reason to object to this proposal on arboricultural grounds.

Mark Warwick
Tree Officer / Parks and Greenspace Team