

Planning Officer: Ms Myer

Planning Application Ref: R/117/20/OUT

Location: Croft Works, 52 Mill Lane, Rustington, BN16 3JN

Description of works: Demolition of existing dilapidated storage buildings and erection of 4no. semi-detached 2-bedroom dwellings with associated gardens, car parking and landscaping

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.12) that there are no trees or hedges on the proposed development site, nor on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character. Aerial photography suggests large trees are off-site to the south-west, visible from publicly accessible land and whose nominal root protection areas could be far-reaching. This needs to be established with a tree survey.
- There appear to be significant 3rd party trees that overlap this site which could be adversely affected by the 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 such trees would be adequately respected and protected.
- With so few if any trees influencing the site, there is ample opportunity to avoid conflict between established trees and any construction. Development of this site should allow for their future growth without constraint.
- Drainage and service-runs in and out of site have not been shown so there is potential for root protection area incursion to satisfy those requirements.

Conclusion:

- The principle of development as described is certainly achievable without undue detriment to 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' and a 'Tree Constraints Plan' – with the trees accurately plotted on same.
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.

Mark Warwick
Tree Officer / Parks and Greenspace Team