

Planning Officer: Ms Myer

Planning Application Ref: WA/97/19/PL

Location: Mill Ball, Binsted Lane, Arundel, BN18 0LJ

Description of works: 1no. replacement dwelling

Comments on Application:

- There are significant on and off-site trees which 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 such trees would be adequately respected and protected.
- The general principle of development as proposed is viable. It seems likely that with appropriate input from an arboricultural consultant and the provision of a satisfactory construction management plan; all established trees on site could be retained without suffering harm to their ongoing health and vitality.
- I understand the existing driveway and hard surfacing is to be retained as is, thereby providing ground protection for the prominent and high value walnut and cypress trees to the north of the dwelling.

Conclusions:

- The principle of development as described is certainly achievable without undue detriment to retained on and 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.
3. In the absence of the above reports and plans, I can only register an **OBJECTION**; although I expect to be able to lend the scheme my full support on receipt of the same.

Mark Warwick
Tree Officer / Parks and Greenspace Team