

From: Mark Warwick
Sent: 08 March 2019 17:01
To: Claire Potts
Cc: Planning.Responses
Subject: AL/118/18/OUT

Claire

Please find attached my comments/observations for your consideration.

Regards,

Mark

Mark Warwick | Tree Officer, Greenspace, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD

Internal: 37974 | External: +44 (0) 1903 737974 | E-mail: mark.warwick@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

Planning Officer: Claire Potts

Planning Application Ref: AL/118/18/OUT

Location: Ryefields Farmhouse, Oak Tree Lane, Woodgate, PO20 3GU

Description of works: Outline application with some matters reserved for the demolition of existing buildings & the erection of 10 No. dwellings comprising 1 No. three bedroom detached, 2 No. three bedroom semi-detached, 4 No. four bedroom semi-detached & 3 No. four bedroom detached houses with associated access & parking

Comments on Application:

- The applicant has employed Canopy Consultancy to submit a Tree Survey Report, inclusive of Arboricultural Impact Assessment, Method Statement and Tree Protection Plan, dated February 2019.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012, although it is disappointing not to see a Root Protection Area (RPA) schedule.
- The current proposed layout is going to impact on significant trees (T21 and T31) both above and below ground. Although achievable in principle by adopting the tree protection measures proposed; there is nonetheless a risk that attaches during such extensive incursion of root protection areas. This is especially significant where the trees in question are by far the most important locally.
- Trees of lesser quality and landscape value are (and will inevitably have) to be sacrificed to provide the only logical access onto the plot. This is reasonable and of itself would not incur undue detriment to the visual amenity of surrounding area.

Conclusions:

- The proposed layout carries an avoidable risk of damage to significant trees of high landscape and public amenity value. An alternative layout that better respects those trees and which would not incur a substantial reduction of units seems achievable.
- I anticipate a revised layout being submitted that is more sympathetic to T21 and T31, to which I could lend my support.

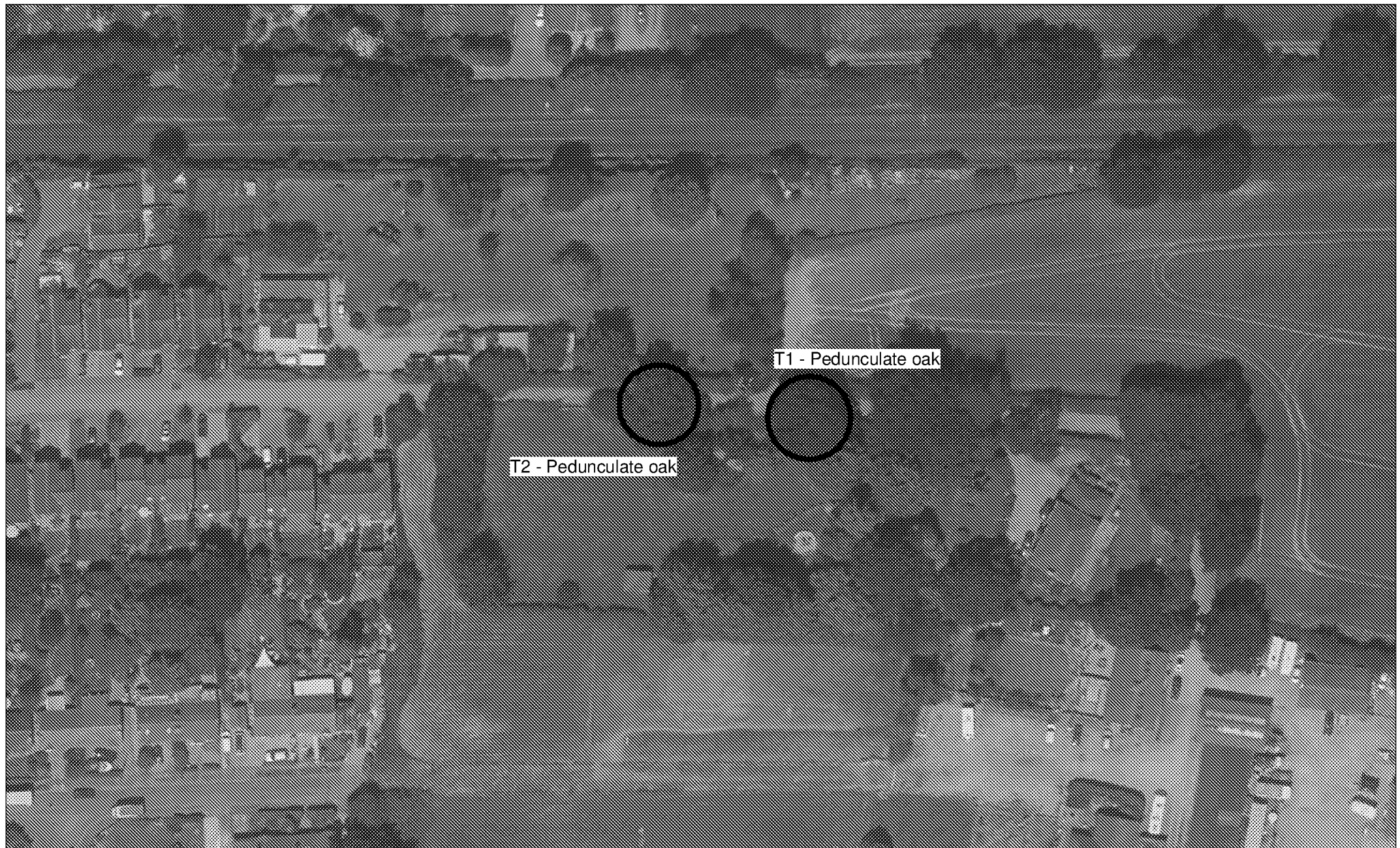
Recommendations:

- As it stands, I must register an **OBJECTION** to the current layout proposals.
- I recommend the making of a Tree Preservation Order in respect of T21 and T31 to preserve their place in the landscape and hopefully better inform a revised layout. I attach TEMPO forms and GIS plan for this purpose.

Mark Warwick

Tree Officer / Parks and Greenspace Team

Land West of Ryefield Farmhouse, Oak Tree Lane, Woodgate



Scale 1:1000 @ A4

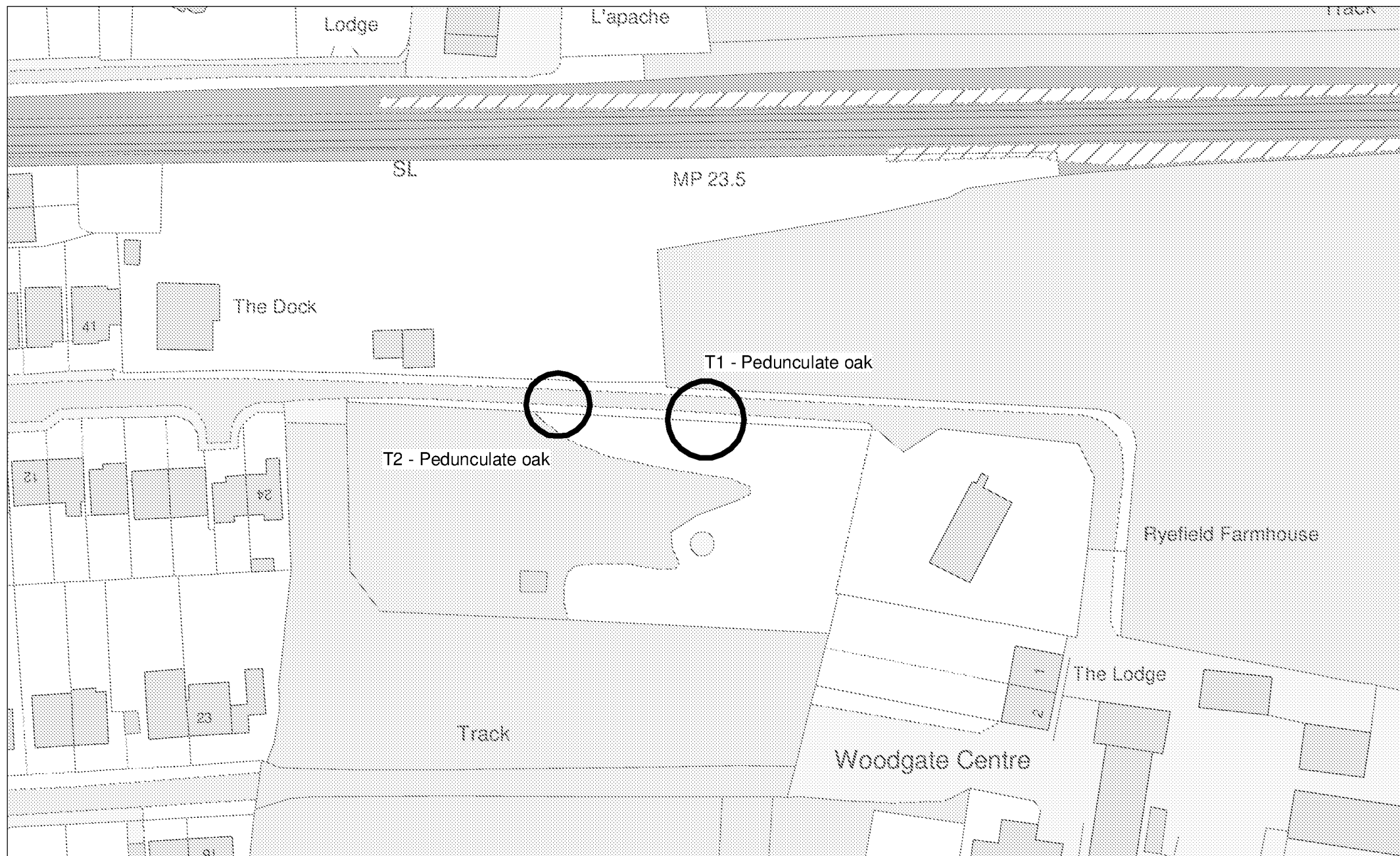
© Arun District Council and Crown Copyright. All rights reserved. Licence No: 100018487, 2019

Production Date: 08 March 2019

www.arun.gov.uk



Land West of Ryefield Farmhouse, Oak Tree Lane, Woodgate



Scale 1:1000 @ A4

© Arun District Council and Crown Copyright. All rights reserved. Licence No: 100018487, 2019

Production Date: 08 March 2019

www.arun.gov.uk



TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 8th March 2019

Surveyor: Mark Warwick / Tree Officer, Parks and Greenspace Team

Tree details

Tree/Group No: T1

Species: Pedunculate oak / *Quercus robur*

Location: Land West of Ryefield Farmhouse, Oak Tree Lane, Woodgate

OS Map ref: E 494051 N 104268

Part 1: Amenity assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes 4

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes 4

*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes

3

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | |
|---|
| 5) Principal components of arboricultural features, or veteran trees |
| 4) Tree groups, or members of groups important for their cohesion |
| 3) Trees with identifiable historic, commemorative or habitat importance |
| 2) Trees of particularly good form, especially if rare or unusual |
| 1) Trees with one of the above additional redeeming features (inc. those of indifferent form) |

Score & Notes

1

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

- | |
|-------------------------------|
| 5) Immediate threat to tree |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes

3

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:

15

Decision:

TPO defensible

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 8th March 2019

Surveyor: Mark Warwick / Tree Officer, Parks and Greenspace Team

Tree details

Tree/Group No: T2

Species: Pedunculate oak / *Quercus robur*

Location: Land West of Ryefield Farmhouse, Oak Tree Lane, Woodgate

OS Map ref: E 494022 N 104271

Part 1: Amenity assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes 3

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes 2

*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes

4

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | |
|---|
| 5) Principal components of arboricultural features, or veteran trees |
| 4) Tree groups, or members of groups important for their cohesion |
| 3) Trees with identifiable historic, commemorative or habitat importance |
| 2) Trees of particularly good form, especially if rare or unusual |
| 1) Trees with one of the above additional redeeming features (inc. those of indifferent form) |

Score & Notes

1

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

- | |
|-------------------------------|
| 5) Immediate threat to tree |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes

3

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:

13

Decision:

TPO defensible