

Planning Officer: Andrew Wood

Planning Application Ref: A/142/17/PL

Location: Land at Barn Farm, Dappers Lane, Angmering

Description of works: Change of use of land from storage (B8 Storage or Distribution) to a car sales yard (Sui Generis).

Comments on Application:

- No Tree Survey data or Arboricultural Impact Assessment has been submitted by the applicant; that fails to meet the initial basic requirements of BS5837:2012 where trees are affected by a development proposal.
- The applicants have employed Tirlun Design Associates Ltd. (Landscape Architects) to prepare a Landscape Design Statement, ref. TDA/2315/RhC/07.17. In the absence of any supporting arboricultural information, I have to rely on this document and my own site observations to determine the implications for tree health and vitality.
- Following significant loss of established roadside trees at the site since 2014, there remains only one tree of value that is implicated by the proposed site development; a mature roadside oak (T1). It would easily qualify as a Category B tree using the BS5837 method when considering suitability for retention. This tree is showing signs of physiological distress, most likely attributable to the change in soil level imposed by the recent and historic formation of roadside bunds, introduction of new surface materials and driveway construction at the property adjoining to the south. All of this disturbance has occurred within the Root Protection Area (RPA) of T1. The tree remains viable for long-term retention and has a good chance of full recovery if further interference above and below ground is avoided.
- The LD Statement makes reference to a previous planning permission (A/113/16/PL). Site Block Plan, dwg.P1342 01 clearly defines a storage area for building materials reinforced by Condition 4 attached to the decision notice. This is outside of the RPA of T1. The proposed location of containers (if still an intention) is also shown to be outside the RPA, which is reassuring but not binding at this stage.

Conclusions:

- Despite the absence of arboricultural survey information and associated documents/plans, usually required as part of a planning application where notable trees exist; it is possible to afford the oak (T1) sufficient respect and protection by attaching appropriate conditions (see recommendations) to any approval.
- It is foreseeable that the ongoing use of this site, as described, will lead to a 'pressure to prune' if it does not already exist and thereby place further avoidable stress on a vulnerable tree of significant amenity value.
- There are no plans to locate any materials or semi-permanent structures within the RPA of T1, but there remains a risk of the latter occurring.

Recommendations:

- I recommend **APPROVAL** for this application in its current form, subject to the following conditions being applied and the making of a Tree Preservation Order (TEMPO form and GIS plan attached):
 - No building materials or supplies to be deposited within the Root Protection Area (calculated as being 7.2m from the stem base) of T1.
 - No siting of containers or other structures within the Root Protection Area of T1.
 - The installation of post and rail fencing within the RPA of T1 must be undertaken with care so as to avoid damage to tree roots. Only hand-digging is permitted, and of sufficient depth and width as necessary to accommodate below ground fixing of posts. Leachate from curing concrete can be toxic to tree roots therefore all pits are to be lined with impervious membrane before pouring concrete.

Reasons: To comply with BS5837 and to ensure that the retained oak tree is afforded due respect and appropriate levels of protection such that its ongoing health and vitality is not further compromised and it can continue to enhance the landscape and amenity of the area.

Mark Warwick

Tree Officer / Parks and Greenspace Team

Barn Farm, Dappers Lane, Angmering



Scale 1:1000 @ A4

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TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 13th April 2018

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

Tree details

Tree/Group No: T1

Species: Pedunculate oak (*Quercus robur*)

Location: Roadside tree on steep bank, Barn Farm, Dappers Lane, Angmering

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

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 **5**

*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 none 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:

16

Decision:

Definitely merits TPO