

Planning Officer: Ms Myer

Planning Application Ref: BN/128/19/OUT

Location: Land Adjacent to Highfield House, Yapton Road, Barnham, PO22 0AZ

Description of works: Application for outline planning permission for development of 70 bed Care Home and 14 Assisted Living bungalows with associated car parking, landscaping and access - Departure from the Development Plan

Comments on Application:

- There are significant trees both on and off 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. The applicants have employed **Andrew Day Arboricultural Consultancy Ltd** to prepare an Arboricultural Report along with a Tree Protection Plan for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- Roadside hedgerow and trees contribute greatly to the character of the area and their future growth and influence should be a major consideration in designing a site layout.
- I see no obvious problem with the proposed location of the main access to site, although inevitably a substantial section of the boundary hedge-line will need to be removed to achieve adequate vehicle sightlines. That can and should be mitigated with an ambitious, detailed landscape plan that enhances the existing hedgerow coverage and so compensates in some way for the loss of connectivity. The arboricultural report promotes an 'excellent opportunity' for tree and shrub planting to provide significant net gains in ecological terms and visual interest to soften the impact of development (sect. 2.4, para.6). I would expect an ambitious scheme to come forward for our approval and which should then be secured by condition. I defer to our Principal Landscape & Project Officer, who I trust will have further opportunity to comment on the suitability of their proposals, once the necessary detail requested has been provided.
- In respect of Tree Protection Measures:
 - Were this development to proceed, it would be both prolonged and involve multiple contract elements and staged introduction of new personnel through to completion. As such, I consider it necessary and proportionate to employ the highest standard of protective fencing, which is both fixed securely and can be highly effective. This would apply to all locations where fencing is proposed, as per the aforementioned Tree Protection Plan.
 - These amendments will need to be incorporated into the Arboricultural Report and all otherwise generic references to protective fencing or lesser specifications removed, so as to provide absolute clarity.
- In respect of fencing specification for inclusion in the report, I suggest the following wording is used: *'The fence will consist of "Heras" type panels or similar braced at appropriate intervals and secured to keep in place'. Those panels are to be mounted on a rigid scaffold framework supported by back-stays and vertical poles at appropriate intervals and driven a minimum 600mm into the ground – so as to be 'fit for purpose' (as per Figure 2, BS5837:2012, Default specification for protective barrier).'*
- There does not appear to be an approved surface water drainage strategy for the site. This fundamental element of the design ought to be addressed to our satisfaction in association with layout proposals, so that we are not subsequently held hostage to flood mitigation measures which could then impact heavily on retained trees/landscape plans/greenspace provision.

Conclusions:

- The principle of development as described is certainly achievable without undue detriment to retained on and off-site trees and hedgerow, although we are yet to have sight of the necessary arboricultural report and plans to demonstrate this has been properly considered. **Approaching resolution. Essential amendment required to tree protective fencing specification.**

- Whilst layout is a reserved matter, as it stands, I would be happy to lend the scheme my support once the above refinements to the Arboricultural Report have been made. The report should be appropriately referenced (Rev. A) so that it is clear we are working from a subsequent revision of the original. Assuming that will be forthcoming, I have prepared a set of bespoke conditions below, which I recommend are included within any decision notice approving this application. Those conditions could be superseded at Reserved Matters application, should there be a significant change to the layout and/or retained landscape features.

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.

- I recommend the above scheme for **APPROVAL**, subject to the following conditions being applied:

1. Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a **PRE-COMMENCEMENT Site Meeting** is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) – at this meeting all protective fencing will be inspected to verify it is 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Protection Plan, Andrew Day Arboricultural Consultancy Ltd, 19th March 2020**.
- A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

2. All activity at the site is to be carried out in strict accordance with: - **Arboricultural Report - Rev.A, Andrew Day Arboricultural Consultancy Ltd, 19th March 2020**.

- If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

3. Any tree pruning considered essential to enable the agreed development must meet the requirements of BS3998:2010 Tree work – Recommendations:

- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010
- Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interest of continued health and vitality of trees and to accord with current industry guidelines and sound arboricultural practice.

Mark Warwick
Tree Officer / Parks and Greenspace Team