

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 16 March 2020 07:54
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BN/131/19/PL - Land At Angels Nursery, Yapton Road, Barnham

Please upload the email below and the attachment from ADC Arboricultural Officer onto Ocella for BN/131/19/PL.

Thanks,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, Arun District Council | Location: First Floor,
Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37772 | External: +44 (0) 1903 737772 | E-mail: Michael.eastham@arun.gov.uk



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Save the environment - think before you print.

From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 10 March 2020 16:05
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Sue Howell <Sue.Howell@arun.gov.uk>
Subject: RE: BN/131/19/PL - Land At Angels Nursery, Yapton Road, Barnham

Hi Michael

I am sorry to say that I do not have the time to review the application and provide a response in good time.

I am at compulsory training tomorrow morning, high priority site visits tomorrow afternoon (ongoing enforcement issue and dangerous tree), quarterly meeting of WSCC Tree Officer Group in Haywards Heath on Thursday and annual leave Friday.

The earliest I could respond would be Monday 16th, but assume that is too late.

Regards,

Mark

PS: You do have my PRE-APP response (which I attach), if that helps inform your assessment?

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 07 March 2020 19:33
To: Mark Warwick <Mark.Warwick@arun.gov.uk>
Subject: FW: BN/131/19/PL - Land At Angels Nursery, Yapton Road, Barnham
Importance: High

Hi Mark,

Please could I have your consultation response to Condition 2 (i.e. the layout plans) in application **BN/131/19/PL** - Land At Angels Nursery, Yapton Road, Barnham as a matter of urgency.

The extension of time (EoT) runs out on Friday 13th March and I would like to issue the Decision Notice on **Wednesday 11th March 2020**.

Thanks,

Michael

[Michael Eastham](#) | Principal Planning Officer, Strategic Development, Directorate of Place, [Arun District Council](#) | Location: First Floor,
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Save the environment - think before you print.

From: Mark Warwick
Sent: 29 August 2019 17:52
To: Michael Eastham
Cc: Planning.Responses
Subject: RE: Planning Consultation on PAA/86/19/ - Barnham, Yapton Road, Angels Nursery

I have accessed the application details and been able to review the documents received by 29th August 2019, also the date I undertook my whole site assessment.

There are significant trees both on and off this site which will be adversely affected by the proposals. The supporting arboricultural information submitted with the application (BN/43/16/PL) may not have been reviewed by our own arboriculturist; I can see no formal response to a consultation request. Had they done so, I am fairly confident they would have been concerned with some of the proposed tree removals and extent of root protection area incursion. As such, I take this opportunity to make the following comments on the current proposal whilst mindful of the aforementioned earlier application.

The original tree survey provided on behalf of the applicant is now more than 2 years old, generally regarded as a threshold beyond which any condition ratings and management recommendations may no longer be valid. That said, it remains possible to consider the general implications for existing tree stock. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am in agreement with the retention category ratings for on and off-site trees.

The applicants had employed PJC Consultancy to prepare an Arboricultural Impact Assessment (AIA) & Method Statement (AMS) along with a Tree Protection Plan (TPP) for this project. Due to a revised layout, the TPP cannot be considered a valid submission in support of this application and will need to be revised. The aforementioned AIA and AMS will need to be reviewed by the applicant and updates/revisions made in support of a new application.

As a general principle of design, careful consideration should be given to the intended land use beneath existing canopy of established trees and the potential for further tree growth. With such a large and open site to work with I would expect a layout proposal to have placed great emphasis on eliminating future 'pressure to prune' of retained trees. Furthermore, there would need to be a compelling argument in favour of any Root Protection Area (RPA) incursion as this site clearly lends itself to a harmonious design that avoids any direct interference with established trees of current and future landscape value. This is especially

relevant where there are relatively few established trees of moderate-high quality, as is the case here.

In respect of site layout as indicated on the Layout Overlay plan, dwg. no. P18-0723-03, Rev 1, 19/07/2019, I make the following comments:

- Our drainage engineer makes reference to a proposal for the infilling of a watercourse. I was not able to retrieve that information for myself so am not able to assess its impact on any retained trees, but I would like to draw attention to the potential for significant harm to trees in general where the soil level is raised or lowered over the rooting area. It is hard for me to imagine a scenario where the infill of an established watercourse cannot be avoided with a sympathetic and imaginative design.
- The loss of T75 Pine (TPO) at the main site entrance is hugely unfortunate. This is a highly visible (potential landmark) tree with long-term potential and could be accommodated with a more respectful design. Consideration should be given to moving the access due west to permit its retention.
- The intrusion into the RPA of T64 oak and T65 oak (both TPO) has been reduced from earlier proposals but remains unsatisfactory and avoidable. These trees need to be given plenty of room to develop into late-maturity without coming under pressure to prune or remove. The proposal of play areas in and about the crown spread of those trees is ill-advised from a safety perspective as well as curtailing their growth potential.
- The group of T85-T87 incl. poplar (TPO) are a management concern post-development being so close to residential dwellings. There will need to be careful analysis of soil type when considering appropriate foundation type/depth for built structures within potential distance of influence as well as provision of no-dig construction within RPA's. It may be desirable to avoid such costly mitigation and future risk management with a more evasive design, perhaps extending the area of open space west of the tree-line.

Recommendations:

1. The applicants will need to employ the services of an Arboricultural Consultant to provide an up-to-date tree survey exercise and then prepare an Arboricultural Implications 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.

Conclusion:

I welcome the opportunity to comment at this pre-application stage and anticipate the submission of the above survey reports and in support of a more sympathetic layout, in due course.

Mark Warwick
Tree Officer
Parks and Greenspace

From: Karen Liu On Behalf Of parks
Sent: 27 August 2019 16:59
To: Sue Howell <Sue.Howell@arun.gov.uk>; Mark Warwick <Mark.Warwick@arun.gov.uk>
Subject: FW: Planning Consultation on PAA/86/19/

NOTE: PAA for both Trees and Parks

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 23 August 2019 18:36
To: parks <parks@arun.gov.uk>
Subject: Planning Consultation on PAA/86/19/

To

:

Council's Arboriculturist

NOTIFICATION FROM ARUN DISTRICT COUNCIL

CONFIDENTIAL PRE- APPLICATION ADVICE CONSULTATION

APPLICATION NO:

PAA/86/19/

Received:

15-JUL-19

Site Address:

Angels Nursery Yapton Road Barnham PO22 0AY

Grid Ref:

Description of Works:

95 dwellings

Reserved matters application pursuant to outline pp BN/43/16/PL or alternative full application for the same form and scale of development

PLEASE BE AWARE THAT UNLIKE PLANNING APPLICATIONS THIS PRE - APPLICATION IS STRICTLY CONFIDENTIAL AND IS NOT IN THE PUBLIC DOMAIN

I have received the above Pre Application Advice enquiry and I shall be pleased to receive any observations you may wish to make.

Your views are required by 30th August 2019 in order that a letter of advice may be issued as soon as possible.

Please send your comments by replying to this email. Please help us by replying electronically as this application will be a paperless file.

Click [here](#) to view the pre-application using the above reference number

The officer dealing with this application is Michael Eastham who can be contacted on telephone number 01903 737772.

Thanking you in anticipation.

Michael Eastham
Development Control

consPAA_email