

Planning Officer: Raymond Cole

Planning Application Ref: BN/142/20/OUT

Location: Land south of Barnham Station, Barnham

Description of works: Outline planning application with all matters reserved, other than principal means of access, for up to 200no. dwellings, with access taken from Marshall Close, associated infrastructure & landscaping & demolition of existing buildings. This application is a Departure from the Development Plan, may affect the setting of listed buildings, may affect the Church Lane, Barnham Conservation Area & affects a Public Right of Way

Comments on Application:

- I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources. Previous consideration from site (September 2020) and familiarity with surrounding areas provides further insight to the proposal.
- The applicants have employed Aspect Arboriculture Ltd. to prepare an Arboricultural Impact Assessment inclusive of Tree Constraints Plans, for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am broadly in agreement with the retention category ratings for on and off-site trees.
- They have also prepared an Arboricultural Method Statement inclusive of Tree Protection Plans. The high quality of the report is encouraging and informative although that level of detail (layout) will only be necessary for Reserved Matters stage.
- In respect of Illustrative Site Layout Plan, dwg. ref. 1311.03., I make the following specific comments:
 - I defer to our Landscape and Leisure Officer in respect of how the site relates to the wider strategic housing allocation (SD5 - BEW) and ensuring green/blue infrastructure connectivity, enhancement of wildlife corridors and subsequent planting proposals – although am encouraged by the open space/above ground Suds features around the site and their relationship to higher value trees and hedgerow.
 - I see no obvious problem with the proposed location of dwellings and the majority of associated infrastructure.
 - I am concerned about the approach to the site's main access, specifically in the absence of dwg. no. ITB14160-GA-010 which describes the highway improvements proposed for Marshall Close (as referenced within submitted plan from i-Transport, dwg. no. ITB14160-GA-005, Rev C). WSCC Highways Authority in their report of 16th December 2020 state that off-carriageway laybys are proposed to assimilate the existing on-road parking and thus allow adequate space for passing vehicles. A large, mature tree (T43 beech - Category A) of high public amenity value with correspondingly large nominal *root protection area* (RPA) looks vulnerable at this stage, in the absence of a scheme showing provision of laybys outside of both the crown spread and RPA.
 - Furthermore, I would like to be reassured that the mature tree (T49 beech - Category A), similarly of high public amenity value (also outside of the site boundary shown red, yet possibly within the application area) growing on island verge at the junction of Church Lane and Yapton Road, will not be affected by any enhancement of the public highway deemed necessary to meet the additional traffic demands associated with this development proposal.
- General principles of design layout to be considered
 - Careful consideration should be given to the intended land use beneath existing canopy of established trees and the potential for further tree growth (root and crown extension). With such a large and open site to work with I would expect any substantive evolution of layout proposals to place 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 incursion (aside from that already shown at the main site access) 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 trees of high amenity, landscape and potential heritage value (which qualify for statutory protection), as is the case here.

- Trees that provide high visual amenity should be made focal points both within any development and from beyond, not obscured by built form; in addition to allocating sufficient area of undisturbed ground around their ultimate root and crown spreads.
- I draw attention to the nominal root protection areas (RPA) of retained trees and their growth potential as obvious constraints to the siting of any SUDS (e.g. attenuation pond) or introduction of subterranean utility apparatus.
- Any improvements to existing or creation of new watercourses within or adjacent the RPA of preserved trees to be fully considered, details provided in advance and to our satisfaction. Where there is a significant risk of damage to those trees arising from such operations, then an alternative strategy should be proposed. If RPA incursion is unavoidable, then a watching brief from the project arboriculturist will be necessary and reversion to manual excavation only where significant roots are observed.

Conclusions:

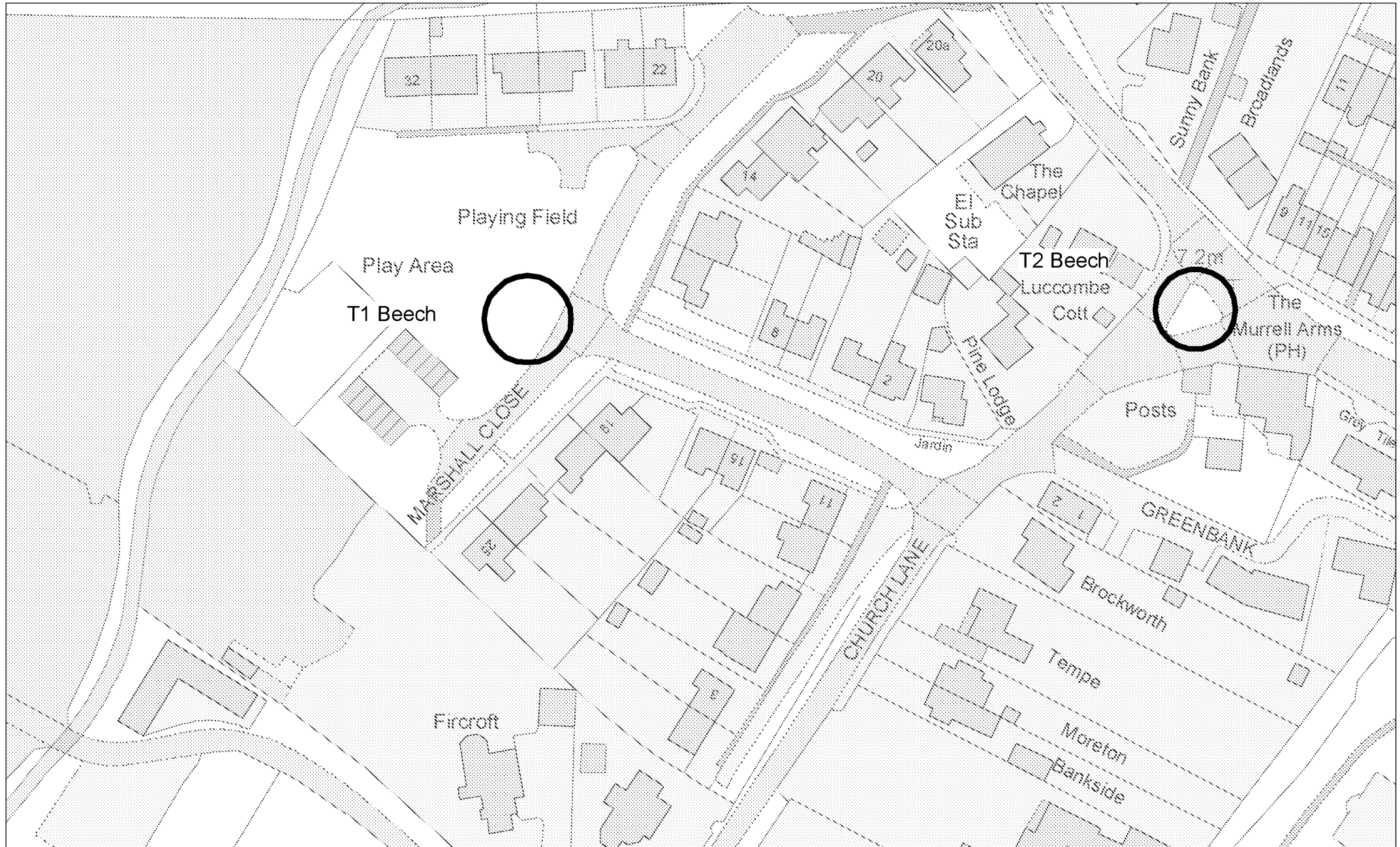
- The principle of development and access as described is certainly achievable without undue detriment to retained trees. The Illustrative Site Layout is encouraging from an arboricultural perspective, no doubt informed by the quality submission from the project arboriculturist. Should any substantive evolution of layout proposals occur, we should expect the design team to uphold the higher-level development principles promoted within our Supplementary Planning Documents: Arun Design Guide (emerging) and Arun District Public Open Space, Playing Pitches and Built Facilities.
- I register an **Objection** to these outline proposals on arboricultural grounds, due to the lack of information in support of proposed highway enhancements which are or may be necessary outside of the site boundary shown red and which could have a detrimental effect on trees of high public amenity value.

Recommendation:

- I recommend the making of a **Tree Preservation Order** in respect of **two mature beech trees** (T43 & T49) to preserve their place in the landscape and adequately inform development proposals. I attach TEMPO forms and GIS plan for this purpose. They can also be found at the following location: N:\ Everyone\Folders\Mark Warwick\Barnham,Marshall Close and Church Lane

Mark Warwick
Tree Officer / Parks and Greenspace Team

TPO Proposal. Marshall Close & Church Lane, Barnham, W.Sussex, PO22 0DQ



Scale 1:1000 @ A4

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Production Date: 21 January 2021

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TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 12th November 2020

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

Tree details

Tree/Group No: T1

Species: Beech / *Fagus sylvatica*

Location: Opposite 19 Marshall Close (on public open space), Marshall Close, Barnham, W. Sussex

OS Map ref: E 495966

N 104256

Part 1: Amenities 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

5

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:

17

Decision:

Definitely merits TPO

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 22nd January 2021

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

Tree details

Tree/Group No: T2

Species: Beech, purple-leaved / *Fagus sylvatica Purpurea*

Location: Island verge at junction of Church Lane and Yapton Road, Barnham, W. Sussex

OS Map ref: E 496100 N 104258

Part 1: Amenities 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

5

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

2

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