

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 February 2021 08:52
To: Planning Scanning
Subject: FW: BN/142/20/OUT
Attachments: 10716.TN.01.pdf; ITB14160-GA-010A.pdf

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From: Raymond Cole <Raymond.Cole@arun.gov.uk>
Sent: 15 February 2021 15:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BN/142/20/OUT

Please could you upload the following e-mail and attachments to the application folder BN/142/20/OUT as correspondence from the applicant?

Thank you

Raymond Cole

Principal Planning Officer
Directorate of Place

T: 01903 737598
E: raymond.cole@arun.gov.uk



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From: Zoe Knott [REDACTED]
Sent: 08 February 2021 18:28
To: Raymond Cole <Raymond.Cole@arun.gov.uk>
Cc: Mykena Mortimer-Davies [REDACTED]

Adam Ross

[REDACTED]
Subject: BN/142/20/OUT

Hi Raymond,

I hope you are well.

Further to the consultee response from Mark Warwick. Please find attached a technical note response. The plan that Mark references was submitted in the TA but for ease I attach it separately to this email.

Many thanks,

Zoe
Zoe Knott
Associate

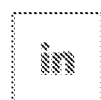
[REDACTED]
Nexus Planning is thrilled to have been awarded RTPI Planning Consultancy of the Year 2020



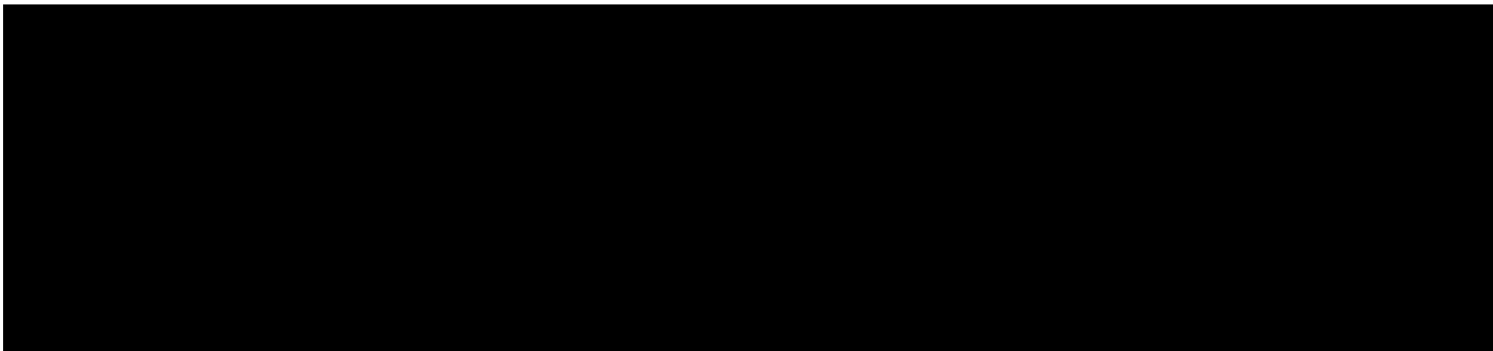
Carbon
Neutral
Organisation

Nexus Planning - Reading
5th Floor
Thames Tower
Station Road
Reading
Berkshire RG1 1LX

[REDACTED]
Interchange Place
151-165 Edmund Street
Birmingham B3 2TA



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Technical Note

PROJECT: Land to the south of Barnham Station

TN01: Response to consultee comments (BN/142/20/OUT)

February 2021

- 1.1. This note is prepared in response to consultee comments received from Mr Mark Warwick, Tree Officer for Arun District Council¹.
- 1.2. The germane issues relate to concern for the vulnerability of two important amenity trees, identified in the submitted arboricultural details², namely:
 - I. Perceived risk to T43 Beech; associated with the provision of off-carriageway laybys included as part of highways improvements proposed on Marshall Close.
 - II. Perceived risk to T49 Beech; linked with potential to be affected by enhancement of the public highway at the Church Lane-Yapton Road junction.
- 1.3. As a consequence of these concerns, Aspect Arboriculture and the applicant's transport consultant i-Transport, have undertaken a joint review, revealing that there are no proposed amendments to the highway and extant verges that might affect either of the Beech trees. This conclusion has been accepted in writing by the council's Tree Officer³.
- 1.4. The review cited at 1.3 disclosed a previously unknown conflict between layby proposals and two comparatively lower quality trees on Marshall Close, necessitating the removal of both trees⁴. This fresh matter was introduced in writing to the Tree Officer on the 29th January, including plan extracts to illustrate the conflict⁵.
- 1.5. The principle of removing both trees has been accepted by the council's Tree Officer in writing, subject to acceptable mitigation and caveats i.e.: 'I hold no strong view on the removal of the highway trees T36 & T38, as if any tree removal needs to be made to satisfy wider highway requirements, then their loss should be tolerable with adequate mitigation in place. Any endorsement of that proposal and requirement for compensatory planting elsewhere would have to be given/considered by both WSCC (as highway authority) and our planning department during the usual processes of application³.

¹ Provided in full at Enclosure A.

² Document references 10716-AIA.001 Rev A and 10716_AMS.001

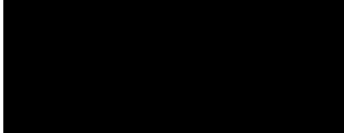
³ Email dated 3rd February 2021.

⁴ Identified in the submitted arboricultural details as T36 and T38, category B and C respectively.

⁵ i-Transport drawing ITB14160-GA-010 Rev A: Potential Improvements To Marshall Close - Parking Lay-Bys, versus the submitted tree constraints plan.

- 1.6. It should be noted that the work prepared by i-Transport and cited in this note is due for imminent revision. There is no anticipated change to the arboricultural risk or effect from this update⁶.
- 1.7. In summary, the concerns raised within the Tree Officer's consultation response are precautionary, and have been resolved without the need for a design response or revision to the submitted arboricultural details. The new matter of the removal of T36 and T38 is acceptable in principle and can be managed without harm to amenity, i.e. by means of mitigation or compensation secured by condition.

Approved by:



Dr Richard Curtis Bsc (Hons) PgDip PhD MArborA
Director

Enclosed:

Arun District Council, Arboricultural Officers Report, dated 21st January 2020

⁶ Pers. Comm., M. Gimingham, i-Transport (dated 28th January 2021)

Enclosure A: Arun District Council, Arboricultural Officers Report, dated 21st January 2020

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:

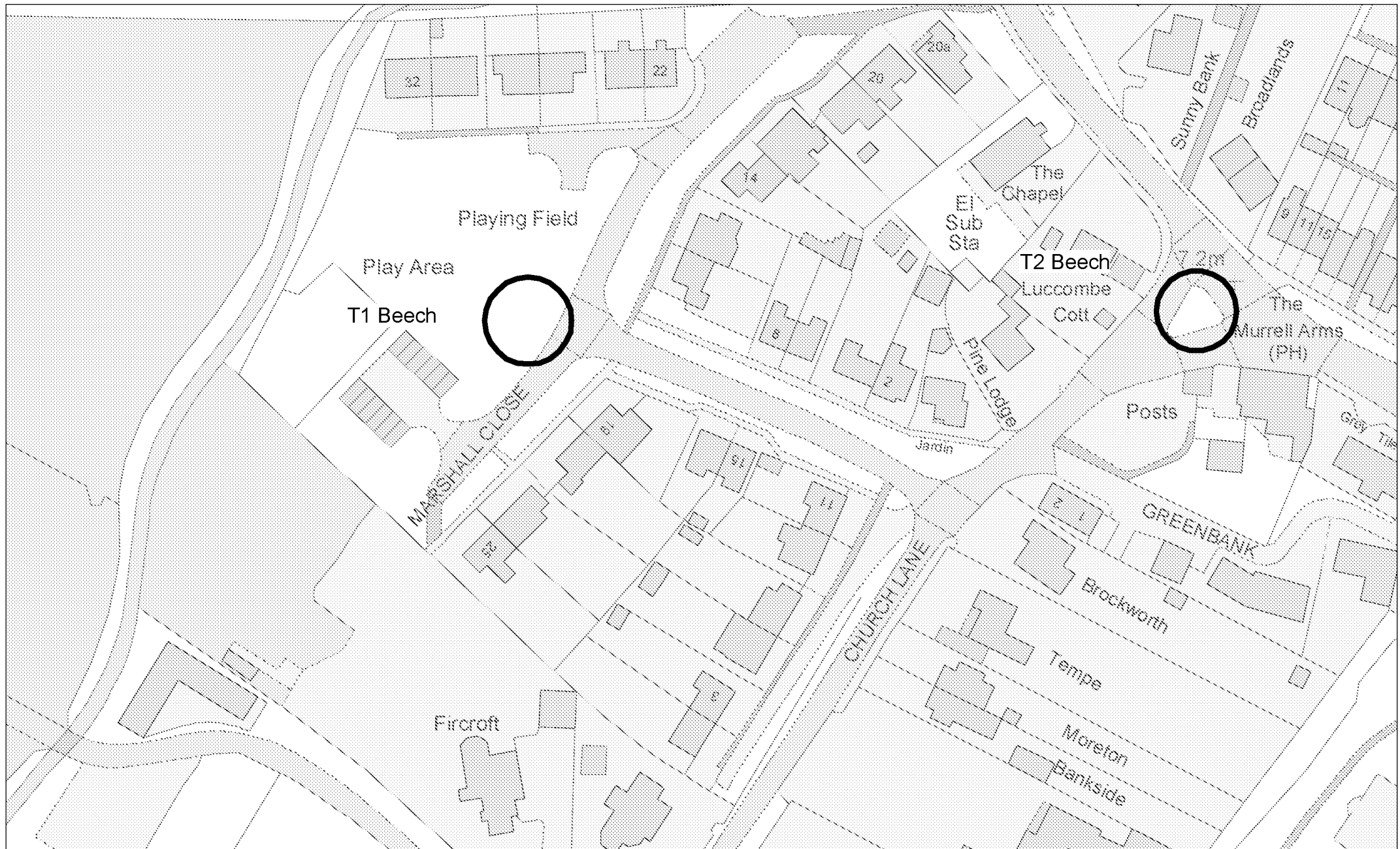
- The principle of development and access as described is certainly achievable without undue detriment to retained trees. The Illustrative Site Layout is encouraging from an arboricultural perspective, no doubt informed by the quality submission from the project arboriculturist. Should any substantive 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

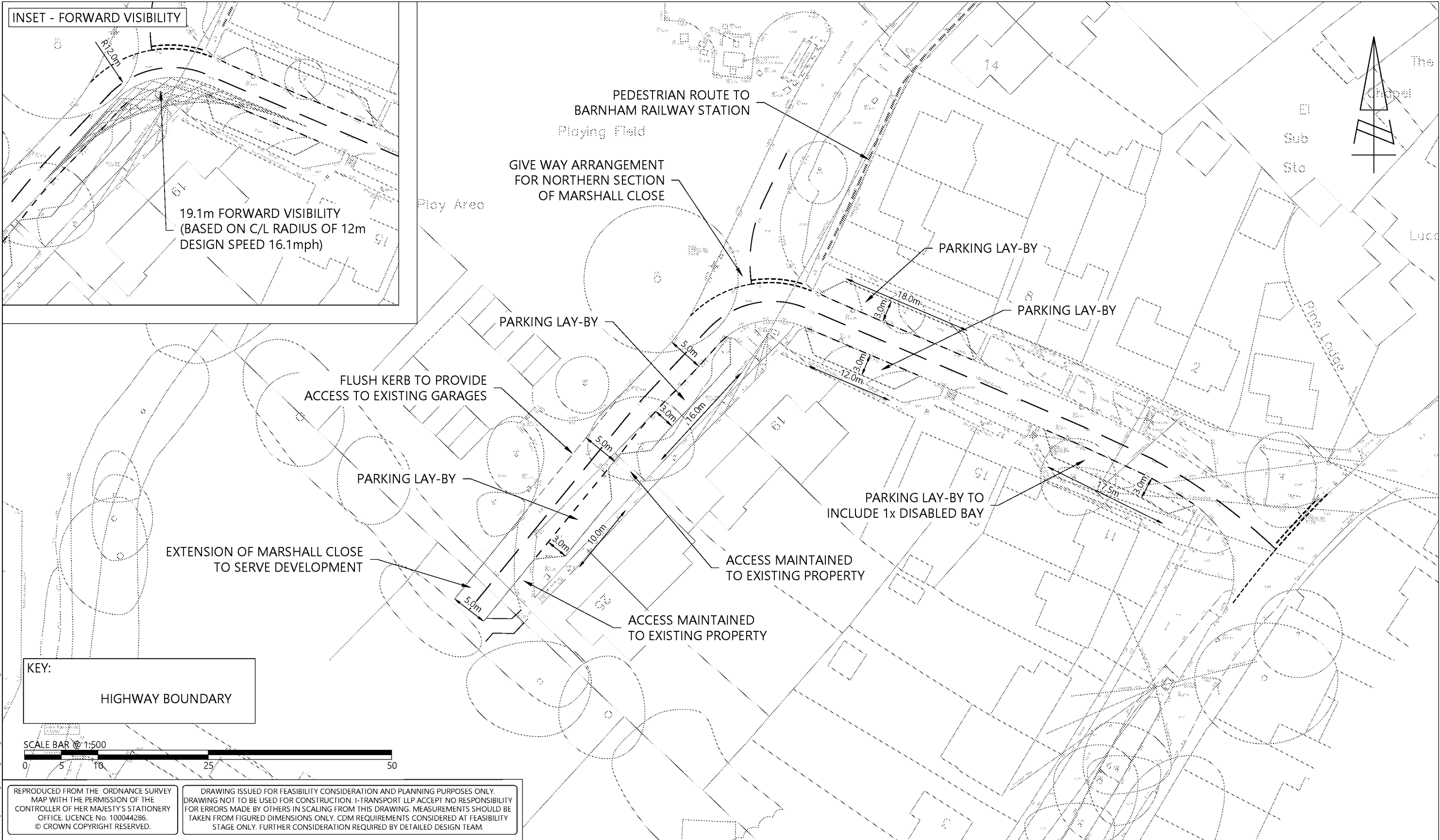
- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:

16

Decision:

Definitely merits TPO



 Grove House, Lutyens Close, Chineham Basingstoke, Hampshire, RG24 8AG www.i-transport.co.uk				TITLE: POTENTIAL IMPROVEMENTS TO MARSHALL CLOSE - PARKING LAY-BYS				DRAWN: JD	CHECKED: MG	APPROVED: MG
A 22.10.20 JD ACCESS ROAD AMENDED				PROJECT: LAND TO THE SOUTH OF BARNHAM STATION				PROJECT No: ITB14160	SCALE @ A3: 1:500	DATE: 21.09.20
STATUS: FOR INFORMATION				CLIENT: GLEESON STRATEGIC LAND				DRAWING No: ITB14160-GA-010		
								REV: A		