

Planning Officer: Michael Eastham

Planning Application Ref: BN/65/19/OUT

Location: Bexstone House, Barnham Road, Eastergate, PO20 3RT

Description of works: **Outline application with some matters reserved for the demolition of existing dwelling & erection of 10 No. new dwellings, widening & reprofiling of site access, provision of a right turn lane with improved visibility splays, retention of significant landscaped highway buffer, parking for 30 No. cars including garages & visitor parking & potential future highway access to adjacent housing land (resubmission following EG/49/18/OUT).**

Comments on Application:

- The applicants have employed Richard Jackson | Arboricultural Consultant to prepare a Tree Survey Plan for this project. This has been submitted in monochrome format and with no supporting Arboricultural Report inclusive of Tree Survey Schedule, Root Protection Area Schedule and Constraints Plan.
- The arboricultural information provided so far, fails to adequately inform the application process and clearly does not accord with the requirements of BS5837:2012.
- In the meantime, while we await submission of the above reports and plans (also potentially in support of a more detailed application), it is worth drawing the applicant's attention to initial impressions of their illustrative layout. Of course, until we have a Tree Constraints Plan overlaying the proposed layout, it is not possible to draw firm conclusions on the suitability of their scheme. In respect of their Proposed Site Plan, dwg.no. 010819/SL-30, I can make the following generic comments:
- I see no obvious problem with the proposed location of the main access to site.
- 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 (root and crown extension). With such a large and open site to work with I would expect a layout proposal 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 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 may be the case here.
- There is a considerable number of trees and hedgerow about the perimeter of the site, which provide valuable habitat and screening. Their future growth and influence over any adjacent residential property should be a major consideration in designing a site layout especially in respect of shading and ongoing maintenance requirements.

Conclusions:

- There are significant on and off-site trees which could be adversely affected by these proposals. There is insufficient supporting arboricultural information submitted with the application, so failing to meet the 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 principle of development as described is certainly achievable without undue detriment to those on and off-site trees worthy of retention, although we are yet to have sight of the necessary arboricultural report and plans to demonstrate this has been properly considered.

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.
- As it stands, I am unable to lend this scheme my support and so register an **OBJECTION**.

Mark Warwick
Tree Officer / Parks and Greenspace Team