

Planning Officer: Simon Davis

Planning Application Ref: EG/57/16/PL (2) **Current comments in blue typeface**

Location: Land adjacent to the Croft Practice, Barnham Road, Eastergate

Description of works: Construct a medical centre with access and parking arrangements.
Applicants have submitted a revised AMS report & Tree Protection Plan –DLA April 2017 & Plan TP 2160/1704/TPP 22Apr17

Comments On Application:

- The applicants have employed **Tim Pursey of Davies Landscape Architects** who has prepared a Tree Survey & Tree Constraints Plan in accordance with the requirements of BS5837:2012 in support of an application where trees are within influencing distance of proposals.
- I have studied this and conclude that the trunk diameters and gradings allocated are a fair assessment.
- The tree content in the central part of this site is sparse and of poor quality and the better trees are confined to the boundaries with most being off-site.
- Dense brambles and understorey vegetation prevent full access to the trunk of the Oak T5 but 800mm is a fair assessment of its diameter which would give it an RPA of 9.6m.
- I am not happy with the relationship of this tree to the proposed development and in particular the access road which cuts right through the RPA. I see no need for this when there is adequate space to keep outside of the RPA altogether.
- **I am disappointed to see that instead of looking for a solution by revising the layout to accommodate the tree as per BS5837 recommendations they have sought to apply mitigation measures with a 'No Dig' solution – this in my opinion is 'making it fit' the original layout rather than adjusting same and designing out any conflict with the tree.**

Conclusions:

- The Tree Survey report is brief but acceptable and the Constraints Plan likewise but sadly it has not informed the design and the proposed access road cuts right through the RPA exceeding the maximum of 20% of hard surfacing within an RPA advised under BS5837 and having the potential to have a serious and damaging effect on this fine specimen Oak tree.
- Furthermore, BS5837 requires that where there is a threat to on or off-site trees an Arb Expert prepares a Method Statement & Tree Protection Plan are prepared and submitted in support of the layout explaining how this impact can be avoided or at the very least mitigated. This document and plan have not been provided.
- **I am not satisfied with the alternative proposals and still seek a revised layout that accommodates the full tree RPA as I do not see why the whole development cannot be moved further over to the west away from the tree and any loss of parking in the southern sector added to the northern sector where there is scope to accommodate it.**

Recommendations:

- I wish to register an **OBJECTION** to this scheme because of the high potential for it to have a serious and damaging effect on the fine off-site specimen Oak tree listed as T5 in the survey data. Furthermore there is no Arb Method Statement & Tree Protection Plan submitted to explain how this impact can preferably be avoided or at the very least mitigated.
- In view of the threat to this fine tree I recommend that a TPO is made to protect it and include a TEMPO assessment and location plan with this report.
- **OBJECTION sustained.**

Bernie Harverson

Consultant Arboriculturist