

Planning Officer: David Easton

Planning Application Ref: P/6/17/OUT

Location: Land North of Hook Lane, Pagham

Description of works: Outline application with some matters reserved for construction of up to 300No. new homes, Care home of up to 80No. beds, D1uses of up to 4000sqm including a 2 form entry Primary School, formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application is a Departure from the development plan

Comments on Application:

- Hallam Land Management Ltd instructed FPCR Environment and Design Ltd to undertake a tree survey and present an Arboricultural Assessment, dated 03.01.2017. Tree Survey data is adequate and generally accords with the requirements of BS5837:2012, although I believe the hedgerow retention categories, species evaluation and estimated RPAs undervalue their true significance.
- I have referred to Landscape Masterplan Option B, dwg.no. 167/P/003 rev.D and Tree Retention Plan Figure 3, dwg.no.7232-A-03 rev.A when assessing the potential impact on individual and hedgerow trees across the site.
- The established native hedgerow and trees within represent an important buffer and screening from adjacent land in addition to being of obvious ecological importance to the area. The extent of sycamore and field maple has not been fully recognised in the survey record for some large sections of hedgerow.
- Proposed creation of a water-filled ditch that extends roughly north to south inside the site's west boundary will inevitably involve substantial excavation. There is potential for large volumes of soil to be deposited in close proximity to important sections of hedgerow/trees.
- The site contains few individual trees of significant stature; the majority of trees are important elements of the perimeter vegetation collectively adding considerable value to those hedgerows.
- There is only one tree of sufficient individual merit that qualifies for the making of a Tree Preservation Order – a maturing oak in the hedgeline opposite 60 Hook Lane. It appears to have been respected in the site design layout but it has not yet been demonstrated that it will be adequately protected during development.

Conclusions:

- There appear to be large sections of hedgerow proposed for removal. The necessary extent must be determined by the essential sightline requirements from proposed vehicle access points and not exceed that which is absolutely necessary. I would expect such losses to be mitigated within a detailed Landscape Scheme.
- I cannot be satisfied that hedgerow/trees proposed for retention will be protected during development until we receive a Tree Protection Plan overlaying the final proposed site design layout, with supporting Arboricultural Method Statement where RPA incursion is anticipated - which I would expect to see submitted with a subsequent full planning application.

Recommendations:

- I would like to see an extension of the recorded RPA for hedgerow/trees on the sites W boundary (bordering Pagham Road) to ensure adequate protection throughout any development. I suggest a minimum of 6m to prevent disruption to ground conditions and avoid direct contact.
- I will need to see a detailed Tree Protection Plan that seeks to adequately protect retained hedgerow and trees across the site.

- Subsequent to the above, an Arboricultural Method Statement will be required for any proposed Root Protection Area (RPA) incursion.
- As it stands I would have to register an **OBJECTION**, but if they can meet the above requirements I would be able to lend the scheme my support.
- I attach the appropriate TEMPO form and site plan to assist you in making an Order in respect of T1 (T6 on their survey).

Mark Warwick

Tree Officer / Parks and Greenspace Team

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 10th May 2018

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

Tree details

Tree/Group No: T1

Species: Pedunculate oak (*Quercus robur*)

Location: Opposite 60 Hook Lane, Pagham

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity 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 **3**

* 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 **5**

*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

4

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:

16

Decision:

Definitely merits TPO

The map shows a residential area with several streets: Hook Lane, Lodsworth Road, Stonehill Crescent, Mayfield Close, Dukes Meadow, and a water feature. A black circle marks a specific location on the water feature, labeled 'T1-Pedunculate oak'. A scale bar indicates 6.1m.



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