

Planning Officer: Anita Gardner

Planning Application Ref: WA/58/18/PL

Location: 1 Orchard Way, Fontwell, Walberton, BN18 0SH

Description of works: Erection of 2 No. detached dwellings, adaptation to existing crossover & new driveway

Comments on Application:

- No Tree Survey data or Arboricultural Impact Assessment has been submitted by the applicant; which fails to meet the initial basic requirements of BS5837:2012 where trees are affected by a development proposal.
- The applicants have employed **nb:architects+** to prepare a **proposal plan, ref. nb:17101+09e**. In the absence of any supporting arboricultural information, I have to rely on this document and my own site observations to determine the implications for tree health and vitality.
- Established Leyland cypress and cherry laurel trees are growing along the sites south and west boundaries, maintained as formal hedging and which provide valuable screening if slightly at odds visually with the adjacent small parcels of native woodland trees.
- There is a group of larger unmanaged cypress trees at the NE corner of the proposed new plots, which appear from a distance to be in good health and therefore worthy of retention.
- There is one tree of high value, a large mature oak towards the NW corner of the proposed new plots. From a distance it appears to be in good health. It would easily qualify as a Category B tree using the BS5837 method when considering suitability for retention.

Conclusions:

- The absence of arboricultural survey information and associated documents/plans in accordance with the requirements of BS5837:2012 means that significant trees worthy of retention are at risk of damage.
- This set of proposals is realistic and the trees should not be a complicating factor. Unfortunately they have not been sufficiently recorded across the site, nor adequate survey information and detailed plans provided – to ensure they are adequately respected and protected.

Recommendations:

- I recommend the making of a Tree Preservation Order to protect the oak tree. I attach a TEMPO form and site plan to assist you in making this order.
- The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Implications 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.
- 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) including a Tree Retentions and Removals Plan 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.
- I welcome the opportunity to comment and anticipate the submission of the above survey reports in due course. In the absence of the above information I would have to lodge an **OBJECTION** to these proposals.

Mark Warwick
Tree Officer / Parks and Greenspace Team

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 14th November 2018

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

Tree details

Tree/Group No: T1

Species: Pedunculate oak / *Quercus robur*

Location: 1 Orchard Way, Fontwell, Walberton

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

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

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 |

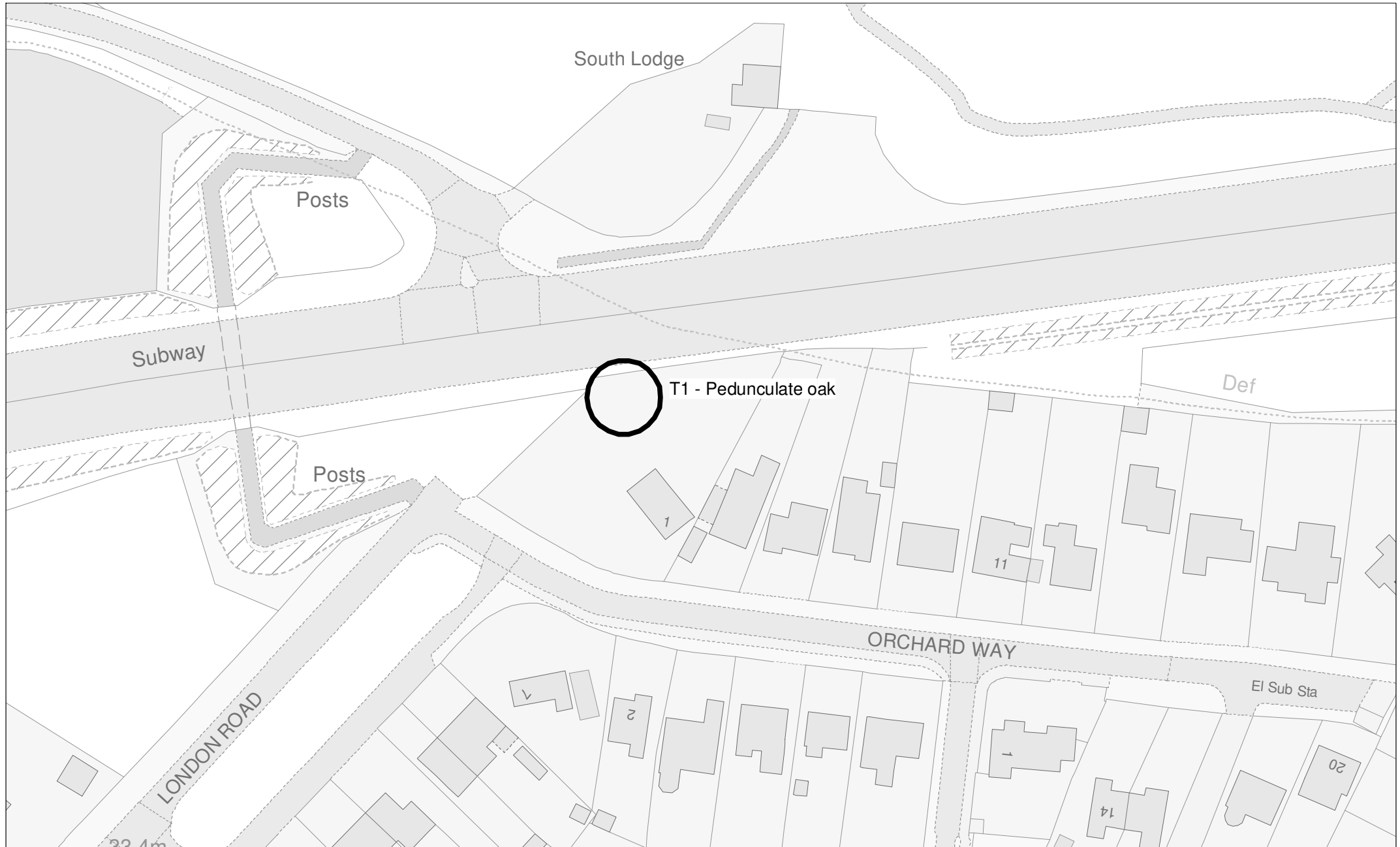
Add Scores for Total:

16

Decision:

Definitely merits TPO

1 Orchard Way, Fontwell, Walberton



Scale 1:1000 @ A4

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