

Planning Officer: David Spring

Planning Application Ref: Y/121/19/PL

Location: The Steddles, North End Road, Yapton, BN18 0DT

Description of works: Demolition of existing dwelling & outbuildings & erection of 11no. dwellings (net increase 10 units), access, landscaping & associated works

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.
- The applicant has employed Owen Allpress, Independent Arboricultural Consultant to prepare an Arboricultural Impact Assessment & Method Statement (AIA & MS) along with a Tree Protection Plan for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- The number of dwellings (>9) requires provision is made for and/or contributes to leisure and recreation facilities. Open Space provision also appears absent from this proposal. Both obligations present opportunity for ambitious tree planting as part of detailed landscape plans.
- The arboricultural consultant states concern for the risk of harm to persons or property arising from the poor condition of off-site tree - T1 holm oak. He has applied a Category U rating, which in this context means it is at best unviable for safe long-term retention. I would support his recommendation that the landowner be made aware of such concern, so that a more detailed investigation can be undertaken and appropriate action in good time, to mitigate any unreasonable level of risk.
- I also concur with his view that the nominal root protection area (RPA) of T1 as shown, demands an excessive area of soil volume necessary to ensure its ongoing health and vitality, although I welcome the proposed supervision (by the project arboriculturist) of driveway works within the same (see above AIA & MS).

Conclusions:

- The principle of development as described is certainly achievable without undue detriment to on and off-site amenity trees desirable for long-term retention.
- Small to medium-sized garden trees of low quality and landscape value are (and will inevitably have) to be sacrificed to satisfactorily achieve the proposed layout. This is reasonable and of itself will not incur a significant loss of visual amenity.
- There are only illustrative proposals for tree planting to mitigate the effect of development and enhance the character of the area in the long-term. An ambitious scheme ought to be provided as part of a detailed landscape plan, submitted for our approval (Landscape and Leisure Officer, Greenspace Team) and to form part of a condition with any Decision Notice.
- It would be prudent for the applicant/agent to approach the occupier/owner of St Mary's Vicarage, North End Road and draw their attention to concerns relating to T1 holm oak in their arboricultural consultant's report.
- As it stands, I see no reason to object to these proposals on arboricultural grounds.

Recommendations:

- I recommend the above scheme for **APPROVAL**, subject to the following conditions being applied:

1. Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a **PRE-COMMENCEMENT Site Meeting** is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert or other designated competent person representing the site owner(s) – at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **(Tree) Retention and Protection Plan, dwg. no. 1892-02.**

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

2. All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Assessment & Method Statement, Ref: 1892, 15 December 2019.**

- If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

3. Any tree pruning considered essential to enable the agreed development must meet the requirements of BS3998:2010 Tree work – Recommendations:

- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010
- Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interest of continued health and vitality of trees and to accord with current industry guidelines and sound arboricultural practice.

Mark Warwick
Tree Officer / Parks and Greenspace Team