

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 January 2022 09:28
To: Planning Scanning
Subject: FW: Y/158/21/PL
Attachments: Y.158.21.PL.pdf

AMANDA SCHOLES
PLANNING RECEPTIONIST



To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Mark Warwick <[REDACTED]>
Sent: 17 January 2022 17:48
To: Planning.Responses <[REDACTED]>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Y/158/21/PL

Please find attached my report for your consideration.

Simon – thank you for submitting the overlay plan (your email Dec. 10th).

Kind regards,

Mark Warwick
Tree Officer, Greenspace Team



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex,
BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



Planning Officer: Mr S Davis

Planning Application Ref: Y/158/21/PL

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

Description of works: Demolition of existing dwelling and outbuildings and construction of 11 No dwellings (net increase 10 units) with access, landscaping and associated works (alternative to approved Y/121/19/PL). This site is in CIL Zone 3 and is CIL Liable as new dwellings & is a Departure from the Development Plan

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 original tree survey provided on behalf of the applicant is now more than 2years old, generally regarded as a threshold beyond which any condition ratings and management recommendations may no longer be valid. That said, it remains possible to consider the general implications for existing tree stock.
- 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.
- We have only been presented with 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.

Recommendation:

- 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 Protection Plan, dwg. no. 2382-02-P2**.

Reasons: To ensure the retention and maintenance of trees and vegetation which are an important feature of the area in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

2. All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Assessment & Method Statement, Ref: 2382 Rev-01, 7 October 21**.
 - 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 / Greenspace