

Planning Officer: Mr S Davis

Planning Application Ref: Y/57/21/PL

Location: Sunnymead, North End Road, Yapton, BN18 0DL

Description of works: Demolition of existing dwelling and outbuildings and erection of 5 dwellings comprising 2no 4 bed houses & 3no 3 bed house (resubmission following Y/33/20/PL). This site is in CIL Zone 3 & is CIL Liable as new dwellings. This application is a Departure from the Development Plan

Comments on Application:

- The applicants have employed Lizard Landscape Design Ltd. to prepare an Arboricultural Impact Assessment & Method Statement (AIA&MS) along with a Tree Retention and Protection Plan for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am broadly in agreement with the retention category ratings for on and off-site trees.
- There is high density of established tree cover for such a site, focused around the perimeter; a large minority of which will be sacrificed to the scheme. This will notably alter the street scene and yet we have not had sight of any detailed landscape proposal as part-mitigation for those losses. Although many of those individuals are of low quality in planning context, such is the volume of canopy loss (including both native and exotic conifer species) that ambitious plans must be presented to achieve a biodiversity net gain and soften the visual impact on surrounding landscape. In respect of any soft-landscape proposals I defer to our Leisure and Landscape Officer.
- There does not appear to be an approved surface water drainage (and foul water sewer) strategy for the site. This fundamental element of the design ought to be addressed to our satisfaction in association with layout proposals, so that we are not subsequently held hostage to flood mitigation measures which could then impact heavily on retained trees/landscape plans.
- I draw attention to the nominal root protection areas (RPA) of retained trees and their growth potential as obvious constraints to the siting of any new subterranean utility apparatus or soakaway features.
- **The following refinements and clarifications are necessary before the AIA&MS can be approved:**
 - i) Paragraphs 4.3 & 4.9. Clarity required around crown reduction pruning proposals and demolition methodology.
 - There ought not to be any substantial pruning to facilitate demolition, but where unavoidable - remaining crown spread on pruned aspects must be provided.
 - Written confirmation that T11 Walnut will not be pruned.
 - The demolition method shall involve working from the south and west (not east).
 - ii) Paragraph 4.11. Enhanced methodology for installation of garden/perimeter fences required.

- Additional notes required, confirming trial-holes and strategic placement/re-positioning of supporting posts where significant roots are encountered and use of impermeable membrane to line any excavations prior to pouring of concrete.
- iii) Paragraph 5.29. Early installation of 'No-dig' driveway required.
- Amend wording to read 'The No-dig construction areas within the main site access/driveway and parking area adjacent T11 must either be constructed in entirety prior to construction of the dwellings, such that this can then be used as construction access (with optional renewal of the final wearing layer added once construction of the dwellings is complete) or a sacrificial cellweb layer over additional geo-textile filter membrane employed throughout the construction phase.
- iv) Paragraph 5.32. Supervision of protective fencing re-positioning following conclusion of demolition work.
- Would like to see this important requirement also among the list of key stages of development to be supervised by the project arboriculturist (para.5.20).

Conclusions:

- The principle of development as described is achievable without undue detriment to retained trees, provided there is adequate site supervision at key stages by the project arboriculturist. Furthermore, due to the extensive areas of ground protection and vital 'No-dig' construction required; a pre-commencement condition will be necessary to ensure those measures are effective immediately prior to any construction activity at the site.
- Amendments to the AMS are required before I am satisfied retained trees can be adequately respected and protected. Once we are in receipt of a revised report that addresses the items listed above, I can lend the scheme my support.

Recommendations:

- I recommend the making of a Tree Preservation Order in respect of **T11 Walnut and T15 Maple** to preserve their place in the landscape and control their future management. I attach TEMPO forms and GIS plan for this purpose.
- The applicant be invited to submit a revised AMS for our consideration, following which I hope to be able to 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 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, LLD2122-ARB-DWG-003, Rev.01**.

Reason: 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 and Method Statement, LLD2122-ARB-REP-001 / Rev.02.**
- 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.

Mark Warwick
Tree Officer / Parks and Greenspace Team