

Planning Officer: Mr S Davis

Planning Application Ref: Y/63/19/RES

Location: Bonhams Field, Main Road, Yapton, BN18 0DX

Description of works: **Approval of reserved matters following the grant of Y/1/17/OUT for 56no. dwellings with associated open space & creation of new access. This application affects the character & appearance of the Yapton (Main Road) Conservation Area & affects the setting of listed buildings**

Comments on Application:

- The applicants had previously employed ACD Environmental to prepare an Arboricultural Impact Assessment & Method Statement along with a Tree Protection Plan in support of application Y/1/17/OUT. The Tree Survey data was comprehensive and met the requirements of BS5837:2012.
- The original tree survey provided on behalf of the applicant is now more than 2 years 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.
- I am especially mindful of previous comments and recommendations made by our appointed arboricultural consultant, in his report dated 14th February 2017 (Y/1/17/OUT) and from our landscape and leisure officer to both applications (Y/1/17/OUT and Y/63/19/RES). Both consultees were broadly supportive of the OUTLINE layout proposal.
- There are relatively few trees of moderate to high value, the vast majority of which are confined to the site perimeter and off-site.
- This latest layout proposal (Site Layout, Proposed Levels, drg. no. 1410 B) sees a number of changes which cumulatively under-utilise and increase the risk of harm to existing green infrastructure arising directly from construction:
 - Introduction of garden boundary fences within root protection areas (RPAs) of off-site trees which overlap the development.
 - Introduction of plots alongside property known as 'Denzil' at the expense of open space (a gateway feature with potential for high visual impact tree(s)) and within RPA of off-site trees which overlap the development.
 - Introduction of hard-surface parking bays within RPA and canopy spread of category A oak (T30), tree worthy of statutory protection.
 - Loss of north-south open space along east boundary of site which captured a substantial linear group of trees that contribute to the landscape.
- The current Arboricultural Impact Assessment & Method Statement and Tree Protection Plan clearly do not support this Reserved Matters layout which if ultimately approved would have to be updated to address the above areas of conflict and demonstrate how retained trees would be adequately protected.
- There appears to be absence of any approved drainage 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/open space provision.

Conclusions:

- The layout proposal submitted in support of this application is inferior to that which accompanied the OUTLINE application and enjoyed the support of key consultees – in respect of considering existing trees affected by the development and provision of adequate ecological and landscape elements.
- The principle of development across the site is certainly achievable without undue detriment to retained off-site trees, so it is disappointing that in its current form the layout is going to impact more heavily on the most significant trees, potentially both above and below ground.

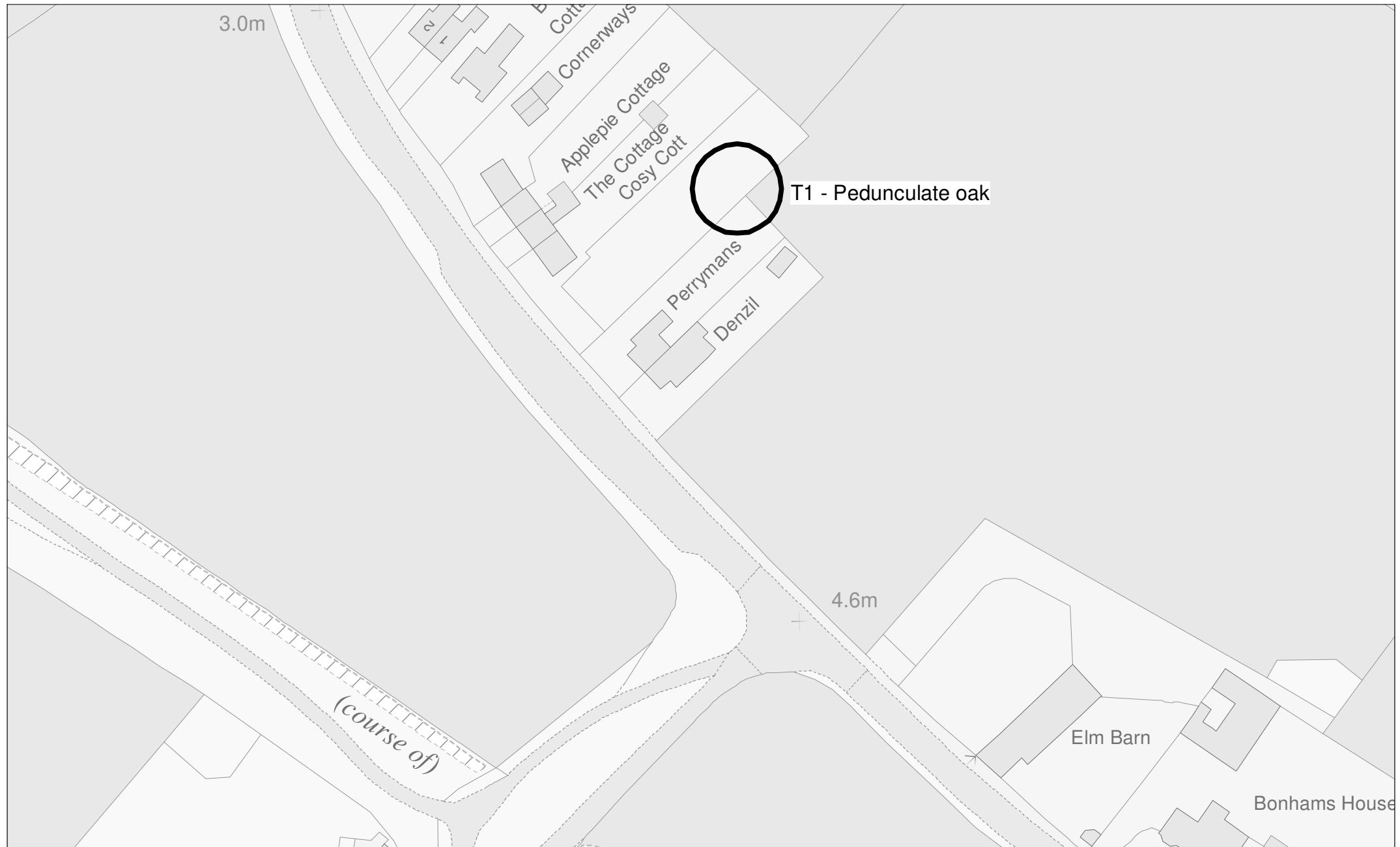
Recommendations:

- The above issues should be addressed within a revised layout, that upholds the higher-level development principles which underpinned the earlier proposal in support of OUTLINE application.
- As it stands, I am unable to lend this scheme my support and so register an **OBJECTION**.
- On receipt of an acceptable layout design, I would expect to see the following documents/plans issued in support of the application:
 - The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an up-to-date Arboricultural Impact 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) 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 recommend the making of a Tree Preservation Order in respect of oak -**T30** to better control its future management and thus preserve its place in the landscape. I attach TEMPO form and GIS plan for this purpose.

Mark Warwick

Tree Officer / Parks and Greenspace Team

Land between Cosy Cottage and Perrymans, Main Road, Yapton, BN18 0DX



Scale 1:1000 @ A4

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TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 26th November 2019

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

Tree details

Tree/Group No: T1

Species: Pedunculate oak / *Quercus robur*

Location: Land between Cosy Cottage and Perrymans, Main Road, Yapton, W.Sussex, BN18 0DX

OS Map ref: E 497424

N 103505

Part 1: Amenities 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

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

3

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