

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 (AIA & AMS) 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 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 original Tree survey, AIA & AMS have been updated and submitted as Revs: A- 12.12.19.
- 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. Unresolved but adequate mitigation measures described in AMS. Supervision by project arboriculturist for this element of the project will be required and secured by written agreement following pre-commencement site meeting (see recommended condition 1).
 - 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. Unresolved.
 - Introduction of hard-surface parking bays within RPA and canopy spread of category A oak (T30), tree worthy of statutory protection. Resolved.
 - Loss of north-south open space along east boundary of site which captured a substantial linear group of trees that contribute to the landscape. Unresolved.
- ✧ 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. Resolved, following submission of updated Tree Reference (Protection) Plan 03-A.
- 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. Outstanding.

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 applicant is persevering with this inferior layout proposal. I have stated my concerns in that respect and while not wholly supportive of the scheme, I am unable to sustain my objection on arboricultural grounds. I defer to and endorse comments made in respect of landscape matters, by our Landscape and Leisure Officer. I refer specifically to para.2 of Sue Howell's consultation response on 15th October 2019.

- 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**. I can now recommend the scheme for **APPROVAL**.
- 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. Received.
 - 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. Received.
- 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.

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- I can now 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 Reference Plan, dwg.no. SEA20727-03A**.
 - A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.

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 and Method Statement, ACD Environmental, ref: SEA20727aia-ams, Rev: A- 12.12.19.**
- 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