

Sandra Edwards

From: Charlotte Burrows on behalf of Planning.Responses
Sent: 14 February 2018 09:27
To: Planning Scanning
Subject: FW: Y/91/17/OUT
Attachments: Y.91.17.OUT.doc

Please upload as consultee response

From: Mark Warwick
Sent: 12 February 2018 17:22
To: David Easton
Cc: Planning.Responses
Subject: Y/91/17/OUT

Hi David

Please see attached, my comments/observations for your consideration.

Kind regards,

Mark

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Save the environment - think before you print.

Planning Officer: David Easton

Planning Application Ref: Y/91/17/OUT

Location: Land at Bilsham Road, Yapton

Description of works: Outline application for the development of up to 250 residential dwellings (Class C3) vehicular access, public open space, ancillary works and associated infrastructure. Departure from the Development Plan

Comments on Application:

- The applicants employed the PJC Consultancy back in November 2017 to undertake a tree survey and then prepare an Arboricultural Impact Assessment (AIA) PJC/4699/17-02 R2. Tree Survey data is adequate at this stage and broadly accords with the requirements of BS5837:2012. I have referred to Illustrative detailed masterplan drg. 1244G.03 to assist with determining the accuracy of the Tree Constraints and Tree Retention Plans submitted by PJC with their AIA report. This allows me to gain a general understanding of how the plot layout and access routes relate to trees but is not specific enough for me to have full confidence they will be adequately respected and protected.
- The site contains a number of significant trees, both within and along most aspects of the site perimeter. These have already attained considerable landscape value and have potential to provide a long-term aesthetic contribution to the proposed development.

Conclusions:

- I am pleased to see there is intent to retain the vast majority of recorded trees in harmony with the development, but I cannot be satisfied that this will be achievable until we receive a Tree Protection Plan (TPP) overlaying the final proposed site design layout, with supporting Arboricultural Method Statement (AMS) where RPA incursion is anticipated - which I would expect to see submitted with a subsequent full planning application.
- At this outline stage, the indicative layout and access arrangements and the appointed arboriculturalist's general regard for significant trees existing on site are encouraging and I am in broad agreement with their survey information. That said, I am concerned that there appear to be notable omissions in respect of existing tree cover along several sections of the site perimeter (South, adjacent arable farmland – East, rear of The Millers – North, south of dwellings at Tack Lee Road). This may be deliberate as the proposed design does not at this stage suggest any direct interference with them but it is important to consider all trees whether they are on or off-site and within potential influencing distance, so as to inform the site layout design which may of course be subject to revision. Any omissions will need to be addressed and therefore included in the aforementioned TPP and AMS should this proceed to a full planning application.
- I have considered the importance and future retention of significant landscape trees growing within the hedgerow that runs parallel along the W boundary of the site, the majority of which I proposed as subjects for Tree Preservation Order, when considering application (Y/92/17/OUT) for the adjoining site.
- We should expect the majority of retained trees to come under the usual 'pressure to prune' if development proceeds. They are in possession of largely un-modified 'natural' crown profiles and either are or could become trees of notable stature – which can be easily accommodated and respected with a sensible design.
- I anticipate the making of individual Tree Preservation Orders will be appropriate and shall be returning to site shortly with a view to assessing all those of significance about the site. I will attach the appropriate TEMPO forms and site plans to assist you in making these orders in due course.

Mark Warwick

Tree Officer / Parks and Greenspace Team