

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. **The stem diameter readings (an important factor informing the appropriate extent of RPA) are reasonably estimated but many of the tree heights are substantially underestimated and retention categories suggest an inclination to demote their status.**

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 (Root protection area) 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. **Despite appearing in symbolic form on the Illustrative detailed masterplan drg. 1244G.03, significant trees located within the Southern site perimeter hedgerow were omitted from the tree survey schedule provided by PJC. They are of such dimensions and proximity as to be a material consideration and will require inclusion in any subsequent TPP and appropriate levels of protection before any work can commence on site. I have determined that the majority of these merit a TPO.**
- 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. **Of special concern to me is the veteran oak (T8), which I have determined as being of fair structural and physiological condition and with significant**

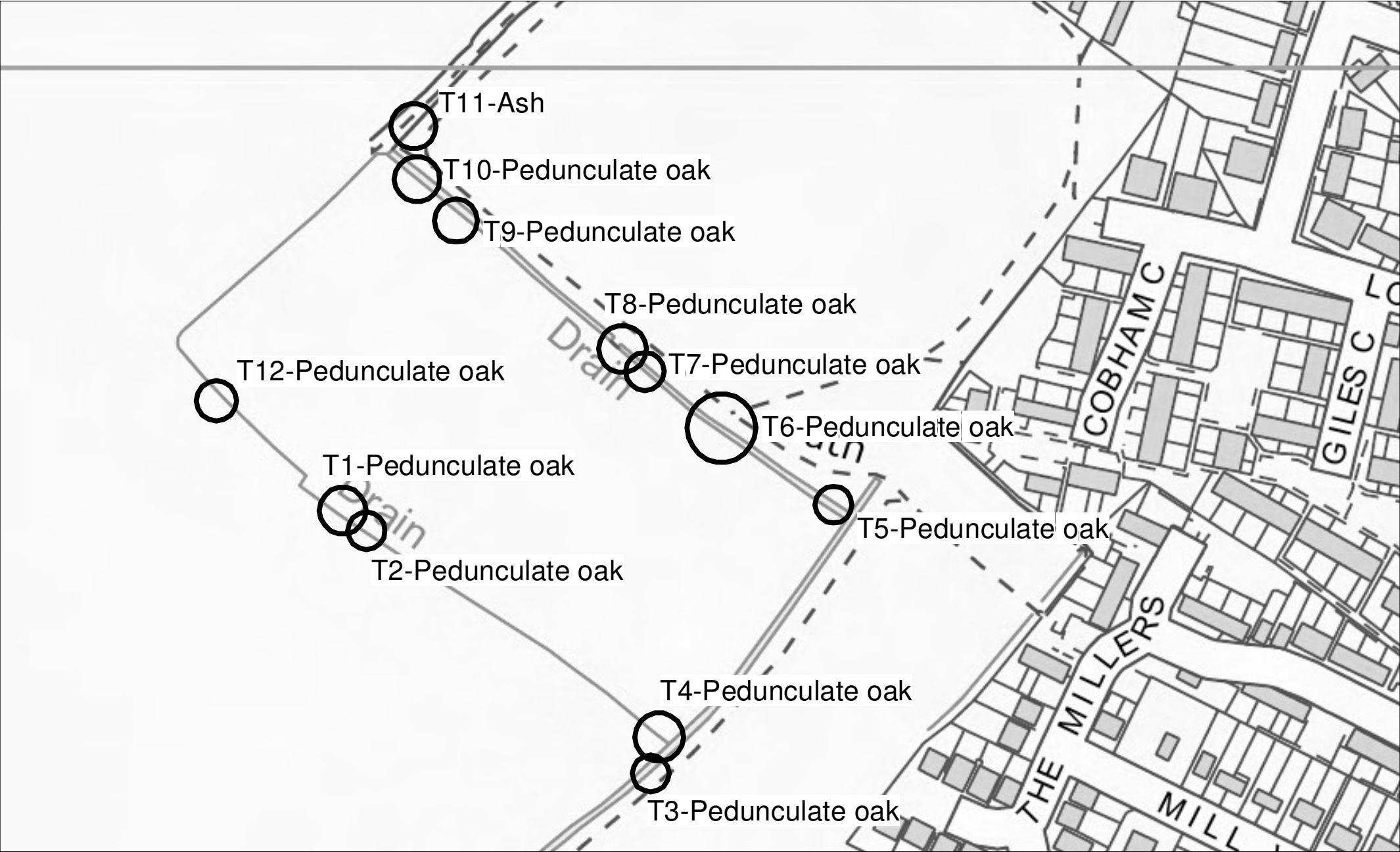
ecological value. For it to be retained satisfactorily within the development, the proposal to 'cap' the RPA at 15m radius should be re-visited to prevent any disturbance to the root system and provide this tree with the room to endure without coming under pressure for hazard abatement pruning work. Such work would reduce its ecological and habitat value greatly. The current proposal to install a footway within the North sector of the RPA (despite the suggestion of 'no-dig' construction methodology) and position a private garden beneath the crown spread on the South aspect are clearly incompatible with these objectives.

- 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. **Please find attached tempo forms and corresponding site plans. I would be very grateful to receive a copy of the basic schedule and plan for the Orders once they have been served.**

Mark Warwick

Tree Officer / Parks and Greenspace Team

Arun District Council Maps



TPO's (Proposed) - Land at Bilsham Road, Yapton

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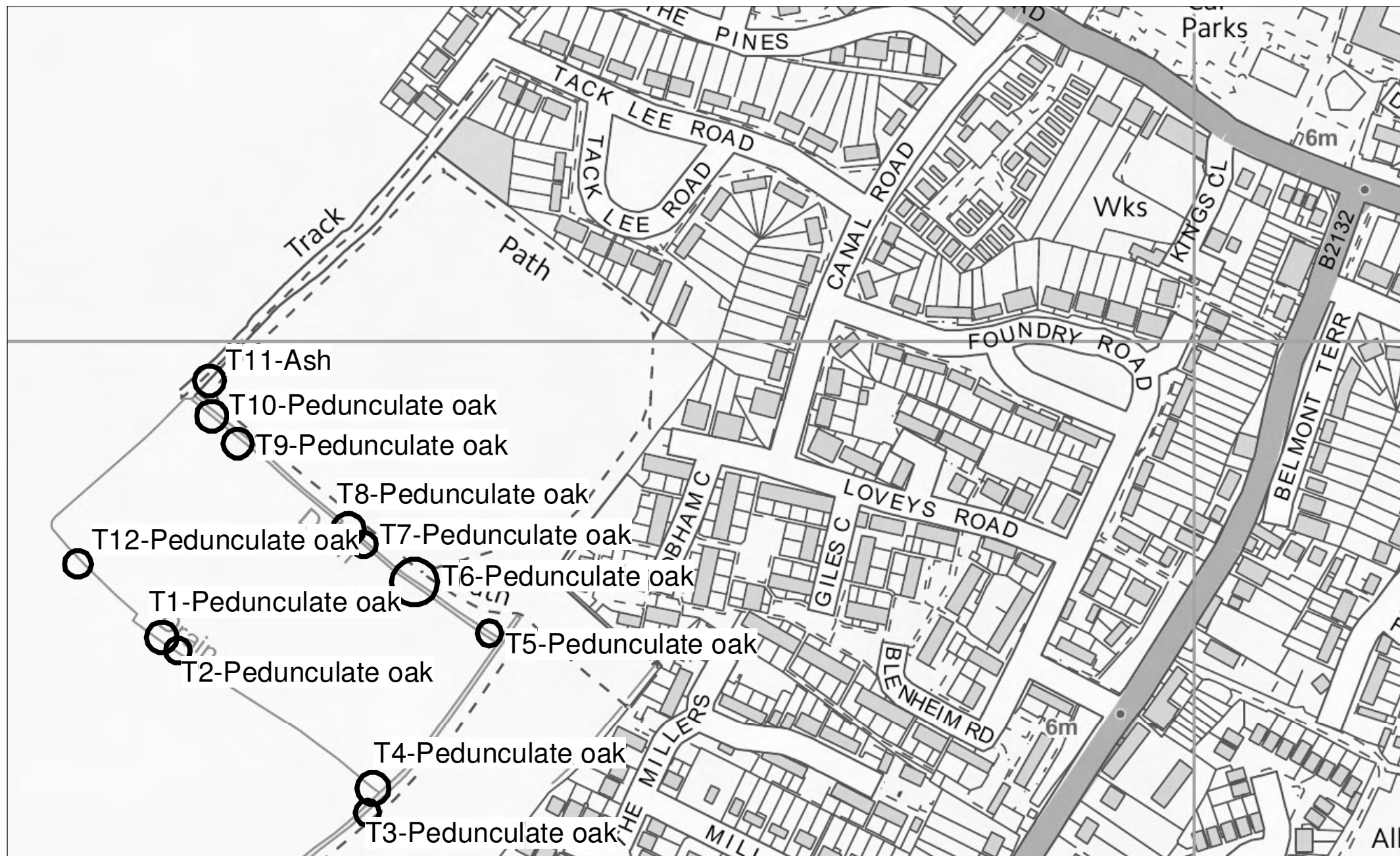
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Arun District Council Maps



TPO Map - Land at Bilsham Road, Yapton (site overview)

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Production Date: 16 February 2018

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TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 19th February 2018

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

Tree details

Tree Nos: T1, T2, T3, T4

Species: Pedunculate oak (*Quercus robur*)

Location: Land at Bilsham Road, Yapton

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity 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	T1- 5
	T2- 5
	T3- 5
	T4- 5

* 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	T1- 5
	T2- 5
	T3- 5
	T4- 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	T1- 4
	T2- 4
	T3- 4
	T4- 4

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	T1- 1
	T2- 1
	T3- 1
	T4- 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	T1- 2
	T2- 2
	T3- 2
	T4- 2

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:

T1- 17
T2- 17
T3- 17
T4- 17

Decision:

T1- Definitely merits TPO
T2- Definitely merits TPO
T3- Definitely merits TPO
T4- Definitely merits TPO

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 19th February 2018

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

Tree details

Tree Nos: T5, T6, T7, T8

Species: Pedunculate oak (*Quercus robur*)

Location: Land at Bilsham Road, Yapton

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity 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	T5- 5
	T6- 3
	T7- 5
	T8- 5

* 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	T5- 5
	T6- 5
	T7- 5
	T8- 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	T5- 4
	T6- 5
	T7- 4
	T8- 4

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	T5- 1
	T6- 5
	T7- 1
	T8- 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	T5- 2
	T6- 3
	T7- 2
	T8- 2

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:

T5- 17
T6- 21
T7- 17
T8- 17

Decision:

T5- Definitely merits TPO
T6- Definitely merits TPO
T7- Definitely merits TPO
T8- Definitely merits TPO

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 19th February 2018

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

Tree details

Tree Nos: T9, T10, T11, T12

Species: 3x Pedunculate oak (*Quercus robur*) and
1x Ash (*Fraxinus excelsior*)

Location: Land at Bilsham Road, Yapton

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity 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	T9- 4
	T10- 5
	T11- 4
	T12- 5

* 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	T9- 5
	T10- 4
	T11- 4
	T12- 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	T9- 4
	T10- 4
	T11- 4
	T12- 4

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	T9- 1
	T10- 1
	T11- 1
	T12- 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	T9- 2
	T10- 2
	T11- 3
	T12- 2

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:

T9- 16
T10- 16
T11- 16
T12- 17

Decision:

T9- Definitely merits TPO
T10- Definitely merits TPO
T11- Definitely merits TPO
T12- Definitely merits TPO