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From: Mark Warwick
Sent: 19 March 2019 11:48
To: Simon Davis
Cc: Planning.Responses
Subject: Y/98/18/RES

Simon

Please find attached my comments/observations for your consideration.

TEMPO forms and GIS plan to assist in the making of an Order can be found here: [REDACTED]
[REDACTED]

Regards,

Mark

Mark Warwick | Tree Officer, Greenspace, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West
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Planning Officer: Simon Davis

Planning Application Ref: Y/98/18/RES

Location: Land off Burndell Road, Yapton

Description of works: Approval of reserved matters (access, appearance, landscaping, layout and scale) following outline permission Y/19/16/OUT for 108 residential dwellings, with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation and ancillary works

Comments on Application:

- As part of the outline planning application, the applicant (Gleeson Developments Ltd) had employed PJC Consultancy to submit an Arboricultural Impact Assessment, inclusive of Tree Constraints Plan, dated 10th December 2015.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012, although it should be noted that this 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.
- In support of this reserved matters application, the applicant (Bovis Homes) has employed ACD Environmental to submit a Tree Protection Plan (TPP).
- The TPP shows a typically ambitious layout but with inadequate regard and respect for the few perimeter trees of significant landscape and amenity value.
- The current proposed layout is going to impact on four significant oak trees (G10 and T7) both above and below ground.
- In respect of G10, the proposed attenuation pond intrudes on the root protection area (RPA) of one mature oak, a tree with growth potential and the roots from which will extend beyond the ditchline. This potential conflict is avoidable and should be designed out.
- In respect of T7, significant RPA intrusion is proposed during construction of parking bays. Although achievable in principle by adopting the tree protection measures proposed (No-dig construction); there is nonetheless a risk that attaches during such extensive incursion of root protection areas. This is especially significant where the tree(s) in question are by far the most important locally. This conflict would seem to be easily avoidable by re-locating two of the unallocated/visitor parking bays and so should be designed out.

Conclusions:

- The proposed layout carries an avoidable risk of damage to significant trees of high landscape and public amenity value. An alternative layout that better respects those trees appears to be achievable without imposing any significant constraint on the development.
- I anticipate a revised layout being submitted that is more sympathetic to G10 and T7, to which I could lend my support.

Recommendations:

- As it stands, I must register an **OBJECTION** to the current layout proposals.
- I recommend the making of a Tree Preservation Order in respect of G10 and T7 to preserve their place in the landscape and hopefully better inform a revised layout. I attach TEMPO forms and GIS plan for this purpose.

Mark Warwick
Tree Officer / Parks and Greenspace Team