

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 2years old, generally regarded as a threshold beyond which any condition ratings and management recommendations may no longer be valid. [An updated Arboricultural Impact Assessment, inclusive of Tree Survey Schedule has been submitted, which is comprehensive and accords with the requirements of BS5837:2012.](#)
- 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 pays 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. [The TPP has been updated and amended, which supports a layout that better respects those trees such that I can now lend this scheme my support.](#)

Recommendations:

- As it stands, I must register an OBJECTION to the current layout proposals. I am now able to remove my objection and recommend **APPROVAL** for this scheme, subject to the following conditions being applied:
- All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Assessment & Method Statement, Report Ref: BOV22172aia-amsD, Revision D: 04.04.2019 (ACD Environmental)**.
- 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 Arun DC Tree Officer and the Arboricultural Expert representing the site owners – at this meeting all protective fencing will be inspected along with ground protection measures – they will be assessed to verify that they are ‘Fit for Purpose’ as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Protection Plan dwg. no. BOV22172-03D, dated November 2018**.
- 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 provide amenity to the area.

- 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. [Please advise both myself and the applicant on the outcome of this specific recommendation.](#)

Mark Warwick
Tree Officer / Parks and Greenspace Team