

Planning Officer: Mr A Wood

Planning Application Ref: EP/67/20/PL

Location: Land adjacent to 45 The Ridings, East Preston, BN16 2TW

Description of works: 1No. detached house & formation of associated new access

Comments on Application:

- I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources.
- The applicants have employed David Archer Associates to prepare an Arboricultural Method Statement along with a Tree Protection Plan for this project.
- The supporting Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- Although some tree loss is proposed to facilitate access onto the site, those individuals are of relatively low quality and those of higher quality fronting the site are to be adequately protected.
- Drainage and service-runs in and out of site have not been shown and so there remains a possibility of further root protection area incursion to satisfy those requirements.

Conclusions:

- The principle of development as described is achievable without undue detriment to retained trees, provided there is adequate site supervision at key stages by the project arboriculturist.
- Trees of lesser quality and landscape value are (and will inevitably have) to be sacrificed to provide the least visually detrimental access onto the plot.

Recommendations:

- I 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 will be inspected to verify it is '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. TPP 03, Sept. 2016**.
 - 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 Method Statement, David Archer Associates, April 2020**.
- 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.

Mark Warwick
Tree Officer / Parks and Greenspace Team