

19 November 2019

By email only to:
Mrs A Gardner
Planning Officer
Arun District Council

Our Ref: N/A

Your Ref:

Dear Anita

**RE: M/45/16/PL – LAND WEST OF YAPTON ROAD (POULTRY FARM)
TARGETED DEMOLITION- REPTILE MITIGATION - MATTERS PURSUANT TO CONDITIONS 22,25
& 26.**

1. INTRODUCTION

SLR Consulting Limited (SLR) has been commissioned by Frontier Estates Limited (Frontier) to provide information pursuant to Conditions 22, 25 & 26 of planning application M/45/16/PL, which grants permission for the demolition of existing structures and the erection of 13No. dwellings at land west of Yapton Road (Poultry Farm), Middleton-on-Sea, PO22 6DY (the 'site').

For ease of reference, the wording of the conditions has been provided below:

Condition 22:

The development shall proceed in accordance with the submitted Arboricultural Survey ref 3822/15-01. If any root structures with a diameter over 25mm are exposed during the excavation of the foundations for the dwellings then they should be retained unless otherwise agreed in writing with the Local Planning Authority. Any removal of roots over 25mm in diameter that has been agreed with the Local Planning Authority shall then be carried out under the supervision of the Council's Arboricultural Officer.

Condition 25:

The development shall proceed in accordance with the submitted Arboricultural Impact Assessment and revision dated 03-01-2017, Arboricultural Method Statement and revisions dated 03-01-2017 and Tree Constraints Plan, Tree Retention and Protection Plan drawing no. PJC3822/15/A rev 04 and Tree Retention and Protection Plan Access Detail drawing no. PJC/3822/15/B rev 04.

Condition 26:

The tree works and root protection measures in the area of the access hereby approved shall be undertaken under the supervision of the Local Planning Authority who shall be notified in Writing, not less than 7 days before the work commences.

Frontier is proposing to implement the planning permission by demolishing the existing derelict dwelling before the end of February 2020. It is Frontier's intention to restrict the demolition contractor's activities to the small part of the site where the house stands, hence the targeted demolition activities will leave the vast majority of the site untouched (residual demolition work will not be undertaken until after the end of March 2020).

The objective of this letter is to provide Arun District Council's officers with information about the measures Frontier plan to adopt to prevent the contractor accessing the wider site area, measures designed to protect trees across the wider site from harm/damage – as required by the pre-demolition elements of Conditions 22, 25 & 26.

2. TREE PROTECTION MEASURES – PRE-DEMOLITION

There are trees on site, but no tree needs to be removed to complete the demolition of the existing dwelling to ground level, and no foundations will not be removed during this first phase of demolition work. It is therefore proposed to erect wire mesh fencing (i.e. Heras) to create a relatively small 'demolition zone' around the dwelling, beyond which no demolition, vegetation clearance, tree work or disruptive activities would be undertaken. The extent of the demolition zone, along with the access route to it, is provided as Figure 3-1, overleaf.

The extent of the zone has been devised to ensure:

- ✦ The dwelling can be accessed by vehicles/plant along the existing hard-surfaced access track;
- ✦ Tree removal work is not required to facilitate the demolition of the dwelling;
- ✦ Root Protection Zones of trees to be retained are outside the demolition zone. The extent of the demolition zone in relation to approved tree protection fencing is provided in Figure 3-2;
- ✦ The demolition zone fencing will be constructed in accordance with the tree protection fencing design provided in the Arboricultural Method Statement, and will be left in situ following the demolition work, and
- ✦ The Tree Officer will be notified of the work not less than 7 days prior to it being undertaken.

Figure 2-1
 Demolition Zone

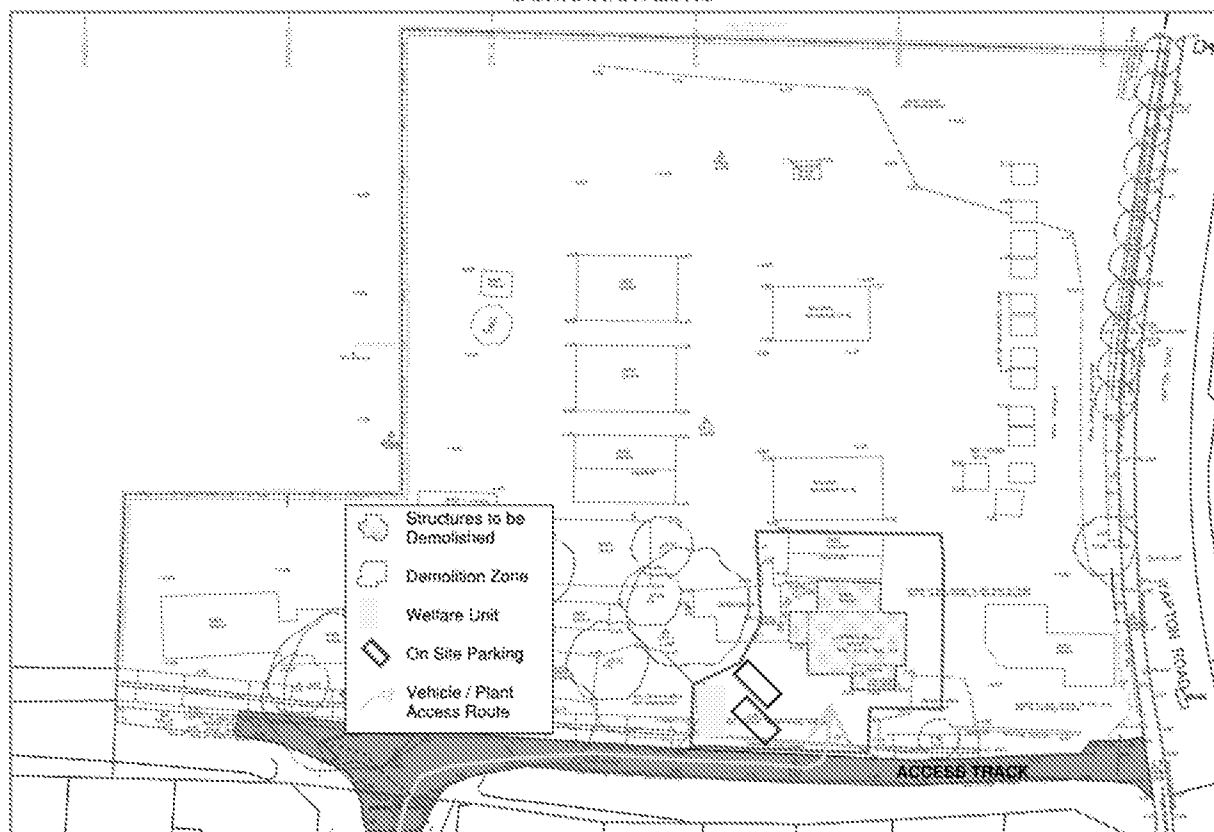
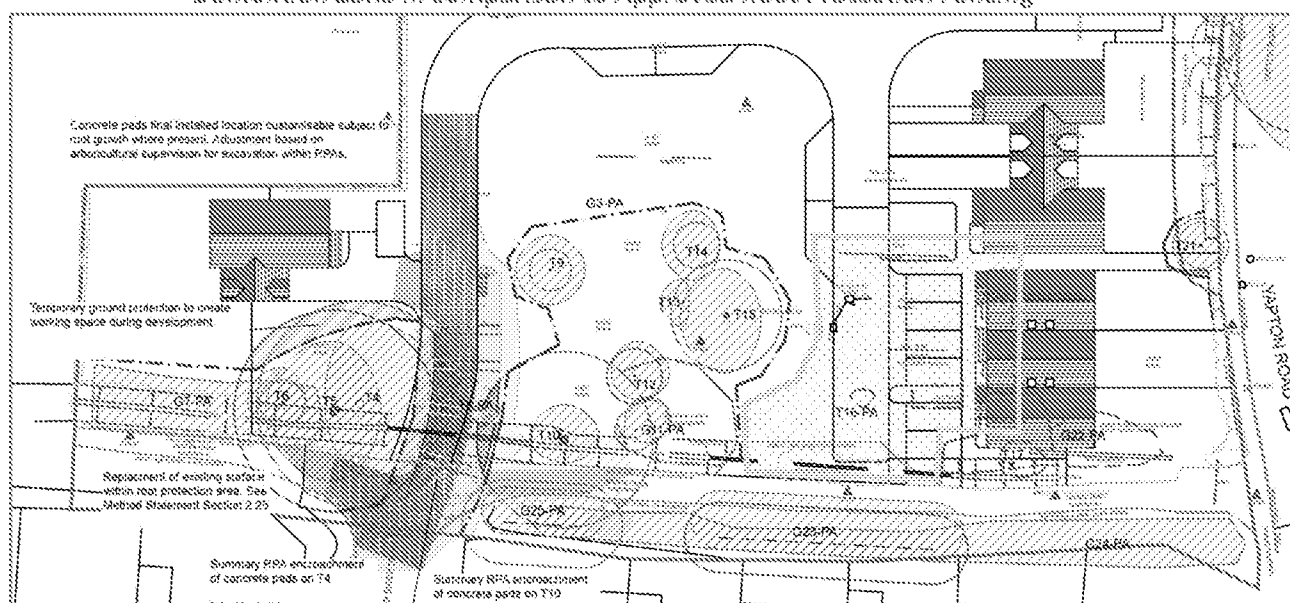


Figure 2-2
 Demolition Zone in comparison to Approved Root Protection Fencing



Notes: Blue Dashed Line - Root Protection Fencing, Green Line – Demolition Zone

3. DISCUSSION OF CONDITIONS

The proposed demolition zone is discussed in relation to the arboricultural pre-development conditions in the below sections.

Condition 22

Condition 22 refers to Arboricultural Survey ref 3822/15-01, which is attached, and relates to the excavation of the proposed foundations, rather than excavation of existing foundations. Nevertheless, for the avoidance of doubt, the farmhouse will only be demolished to ground level, leaving the removal of foundations for a second phase of demolition. As such, root structures with a diameter over 25mm are highly unlikely to be exposed during the demolition work.

Condition 25

Condition 25 refers to Tree Constraints Plan, Tree Retention and Protection Plan drawing no. PJC3822/15/A rev 04 and Tree Retention and Protection Plan Access Detail drawing no. PJC/3822/15/B rev 04, which are attached.

Although the approved Arboricultural Method Statement confirms tree removal work can commence, no tree removal work is required to facilitate the demolition. Furthermore, retained trees will be protected through the creation of a demolition zone, which will be located wholly outside the approved root protection zone, as shown on Figure 3-2 above which is an extract of drawing no. PJC3822/15/A rev 04.

Condition 26

Although no works will be undertaken in the area of the proposed access, the Local Planning Authority will be notified in writing, not less than 7 days before the demolition work commence. The Tree Officer will then have an opportunity to inspect the extent of the 'demolition zone' prior to works commencing.

4. SUMMARY

In order to implement planning approval M/45/16/PL, Frontier is proposing to demolish the existing derelict dwelling on site before the end of February 2020.

The information presented above aims to demonstrate that, by creating a suitably fenced zone, demolition of the existing derelict dwelling can be undertaken with no adverse impact to trees and that Frontier are taking appropriate account of the pre-commencement protections afforded by Conditions 22, 25 & 26. It is requested that Arun District Council confirm they are satisfied with Frontier's tree protection proposals with respect to this first phase of demolition work which targets one small area of the site. It should be noted that prior to work being undertaken across the wider site, Frontier do plan further action to satisfy the requirements of Conditions 22, 25 & 26 fully.

If you have any queries in relation to the above please do not hesitate to contact the undersigned.

Yours sincerely
SLR Consulting Limited

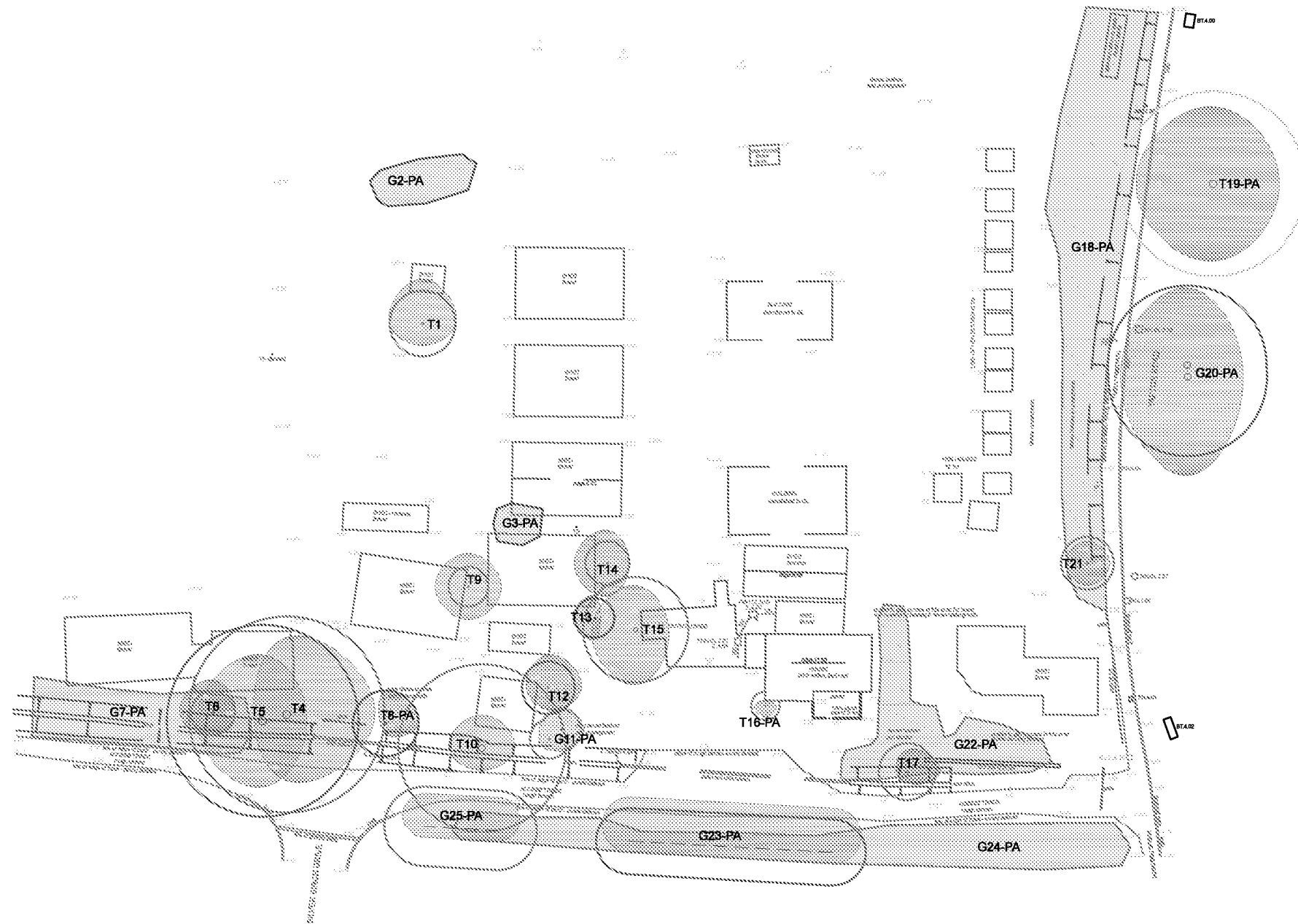


Will Anstey
Principal Consultant

Enc. Arboricultural Survey ref 3822/15-01

Tree Constraints Plan, Tree Retention and Protection Plan drawing no. PJC3822/15/A rev 04

Tree Retention and Protection Plan Access Detail drawing no. PJC/3822/15/B rev 04



Key:

- RPA for CAT A Tree*
- RPA for CAT B Tree*
- RPA for CAT C Tree*
- RPA for CAT U Tree*
- Tree canopy - no TPO
- Tree canopy - protected by TPO
- CAT C* shrub group
- CAT U* shrub group

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. no. PJC/3822/15-01 contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/3822/15/A Rev: 02 Sheet number: 1 of 1

Client and site:
Strutt and Parker LLP

Poultry Farm
Yapton Road
Middleton-on-Sea

Drawing title: Tree Constraints Plan

Date drawn: 04/01/2016

Scale: 1:500 at A3

Drawn by: PD

Checked by: NB



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Key:

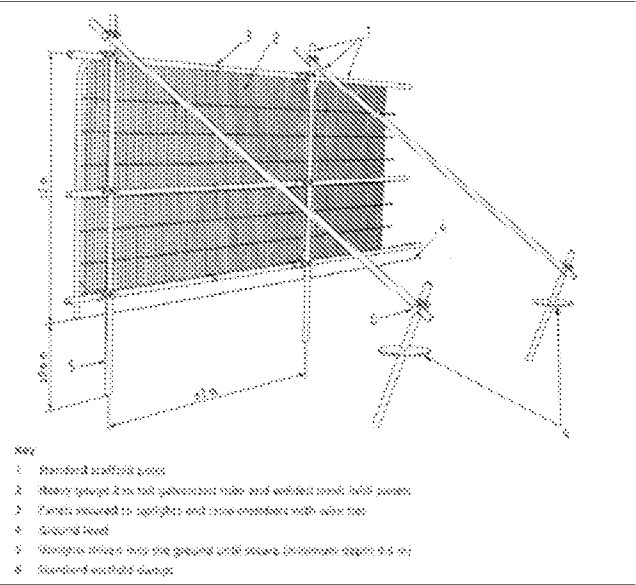
- RPA for CAT A Tree*
- RPA for CAT B Tree*
- RPA for CAT C Tree*
- Tree canopy removed
- Tree canopy
- Tree protection fencing
- New permanent surfacing within RPA
- Temporary ground protection

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

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Concrete pads final installed location customisable subject to root growth where present. Adjustment based on arboricultural supervision for excavation within RPAs.

Temporary ground protection to create working space during development.

Replacement of existing surface within root protection area. See Method Statement Section 2.25

Summary RPA encroachment of concrete pads on T4

P1 - Negligible
P2 - 0.62% of total RPA
P3 - 0.96% of total RPA
P4 - 0.76% of total RPA

Summary RPA encroachment of concrete pads on T10

P3 - 0.61% of total RPA
P4 - Negligible

Drawing no: PJC/3822/15/A Rev: 04 Sheet number: 1 of 2

Client and site:
Strutt and Parker LLP
Poultry Farm
Yapton Road
Middleton-on-Sea

Drawing title: Tree Retention & Protection Plan

Date drawn: 03/01/2017

Scale: 1:500 at A3

Drawn by: OA Checked by: NB



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-  RPA for CAT A Tree*
 -  RPA for CAT B Tree*
 -  RPA for CAT C Tree*
 -  Tree canopy removed
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 -  New permanent surfacing within RPA
 -  Temporary ground protection
 -  Concrete pad encroachment within RPA

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Appendix 3: Contains sections drawings and specification for new surface. This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/3822/15/B Rev: 04 Sheet number: 2 of 2

Client and site:
Strutt and Parker LLP
Poultry Farm
Yapton Road
Middleton-on-Sea

Drawing title: Tree Retention & Protection Plan Access Detail

Date drawn: 03/01/2017

Scale: 1:200 at A3

Drawn by: OA **Checked by:** NB



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