

**P/116/19/OUT - Proposed housing development
Sefter Road, Bognor Regis.**

Tree and Hedgerow Report & Method Statement ____ January 2020

As indicated on the attached plan the only trees and hedges located on or adjacent to the site are around the boundaries of the site. None of these trees or hedges will be adversely affected by the proposal.

The indicative site layout shows that all buildings, access road and parking spaces can be accommodated outside the root protection zone of all trees and hedges within or adjacent to the application site. As stated in the ecology appraisal by Lizard Landscape and Ecology the existing trees and hedges are to be protected as part of the proposal. In addition, a new hedge, trees and landscaped area are proposed adjacent to the proposed site entrance. Together these measures will create a biodiversity gain, in line with local and national planning guidance.

Appendix A attached to the submitted ecology report is a series of photographs of the site which show all trees and hedges. Copy attached at Annex 2.

A plan indicating the position and extent of the canopy of the trees on or adjacent to the site is attached at Annex 1.

The trees on or adjacent to the site comprise:

Tree	Species	Condition & Value
A	Sycamore	(B) Moderate condition and quality with life expectancy in excess of 20 years
B	Sycamore	(B) Moderate condition and quality with life expectancy of in excess of 20 years Mainly landscape value
C – T	Ash	(B)-(C) Moderate to Low quality with a life expectancy of at least 10 years Mainly group landscape value

Root Protection Areas (RPA)

Tree	Trunk diameter	RPA
A	0.5 metres	6m
B	0.4 metres	4.8m
C – T	0.25 – 0.35 metres	4.2m

The plan at Annex 1 shows the RPA's for all trees will be adequately protected.

During the site clearance and construction phase of the proposed development the hedges and trees will be protected in accordance with the advice set out in BS 5837:2012 Trees in Relation to design, demolition and construction – Recommendations. The protective fencing around the trees and hedges to be retained will be as illustrated in figures 2 or 3 of BS 5837:2012.

There will be no need for any gas, electric or clean water pipes to be laid within any of the RPA's. Any water drainage pipes can be laid between the occasional gaps within the scattered row of Ash Trees. If they fall within the RPA of any of the trees the trenches will be hand dug and back filled.

To secure the protection of all existing trees and hedges on or adjacent to the site the following conditions can be imposed:

"All trees and hedges shown on the landscaping plan (2019/26/3) as "to be retained" shall be protected by strong fencing erected in accordance with the approved details set out in the Tree and Hedgerow Report and Method Statement dated January 2020 submitted with the planning application. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written approval of the local planning authority. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars."

Annex 1

APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 1 - View across the site looking towards the west.



Photograph No. 2 - View across the site looking towards the north

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Photograph No. 3 - Defunct privet hedging along part of the western boundary.



Photograph No. 4 - Scattered trees which lie off-site to the east.

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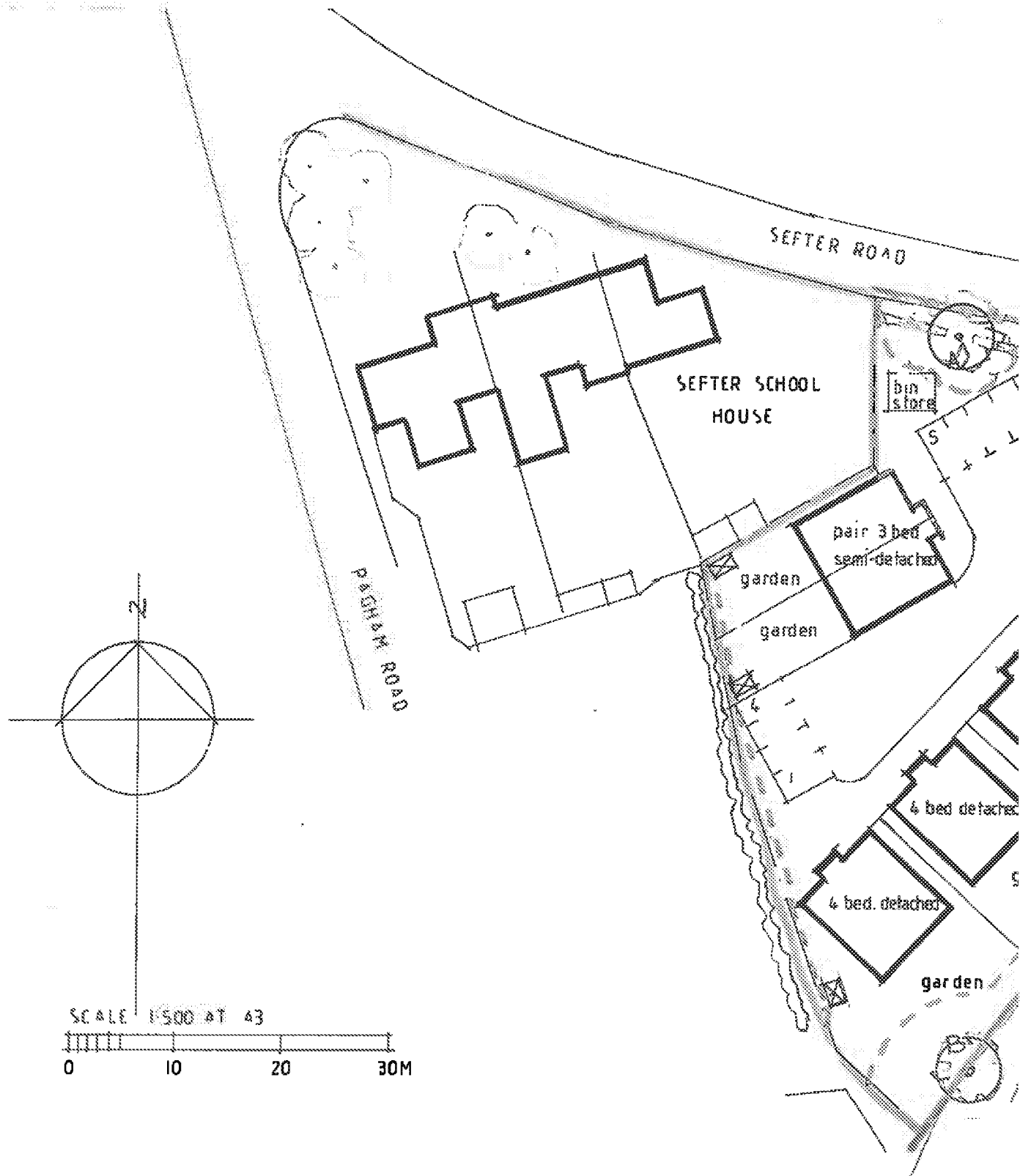
Photograph No. 6 - Wet ditch which marks the eastern boundary of the site. Banks are vegetated with tall ruderal vegetation.



Photograph No. 6 - View across the site looking towards the north-west.

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Annex 2



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