

Ecology & Arboricultural Summary Letter

Land East of Tye Lane, Walberton, September 2020

This briefing note has been prepared by CSA Environmental on behalf ECE Planning, in relation to Land East of Tye Lane, Walberton (hereafter the 'Site'). It provides a review of the previous ecological and arboricultural works undertaken at the Site and any potential impacts considered likely as a result of proposal to revise the approved and partly implemented planning permission (WA/95/18/RES and WA/44/17/OUT) at Land East of Tye Lane, Walberton, where construction has commenced, to provide an additional 30 dwellings including 9 affordable units with associated landscaping, road layout, access and parking.

1.0 Introduction

- 1.1 An outline application for the erection of 175 no. dwellings and associated car parking, access roads and areas of open space at Land East of Tye Lane, Walberton was approved (REF: WA/44/17/OUT) in February 2018. This was followed by a Reserved Matters Application (REF: WA/95/18/RES) which included conditions in relation to ecology (Conditions 12 and 13), which were discharged in April 2019. Construction began in 2019 and is currently underway.
- 1.2 A Full Planning Application is now being submitted to revise the approved and partly implemented permission (WA/95/18/RES and WA/44/17/OUT) at land at Tye Lane, Walberton to provide for 30 additional dwellings including 9 affordable units with associated landscaping, road layout, access and parking.

2.0 Ecology

- 2.1 Ecological surveys were undertaken between 2017 and 2018 by EPR, with results provided as part of the Ecological Assessment (EPR Ltd, June 2017; REF: P17/01-1C) and addendum reports detailing survey results in relation to reptiles and bats (Pursuant to Condition 12 of the outline planning consent (EPR Ltd, 31 August 2017 and 21 September 2017)) and Ecological Technical Note (CSA/3823/01).
- 2.2 Condition 13 of the outline planning consent stated that:

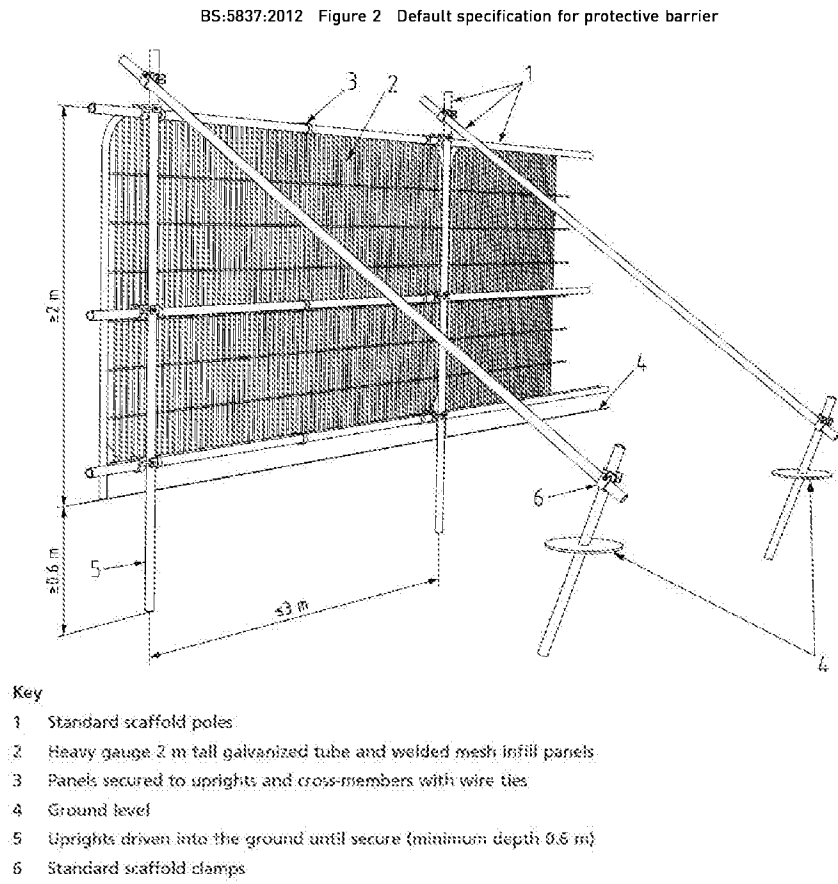
'Prior to the commencement of construction works or any preparatory works detailed Ecological Management and Mitigation Plan including a Schedule of Works shall be submitted to the LPA for approval and will be based on the recommendations within the supporting Preliminary Ecological Appraisal Report, and the Bat and Reptile Survey Report (September 2017). All approved details shall then be implemented in full and in accordance with the agreed timings.'

- 2.3 An Ecological Management and Mitigation Plan (EMEP) was produced by CSA Environmental in October 2018 (CSA/3823/02) and Condition 13 was subsequently discharged. The EMEP plan (CSA/3823/114) showing the locations of proposed ecological enhancements such as bat and bird boxes, log piles and invertebrate boxes has been updated with consideration of the newly proposed layout of the Site, however the avoidance and mitigation measures outlined within the EMEP document are still valid and do not require any amendments based on the new layout.

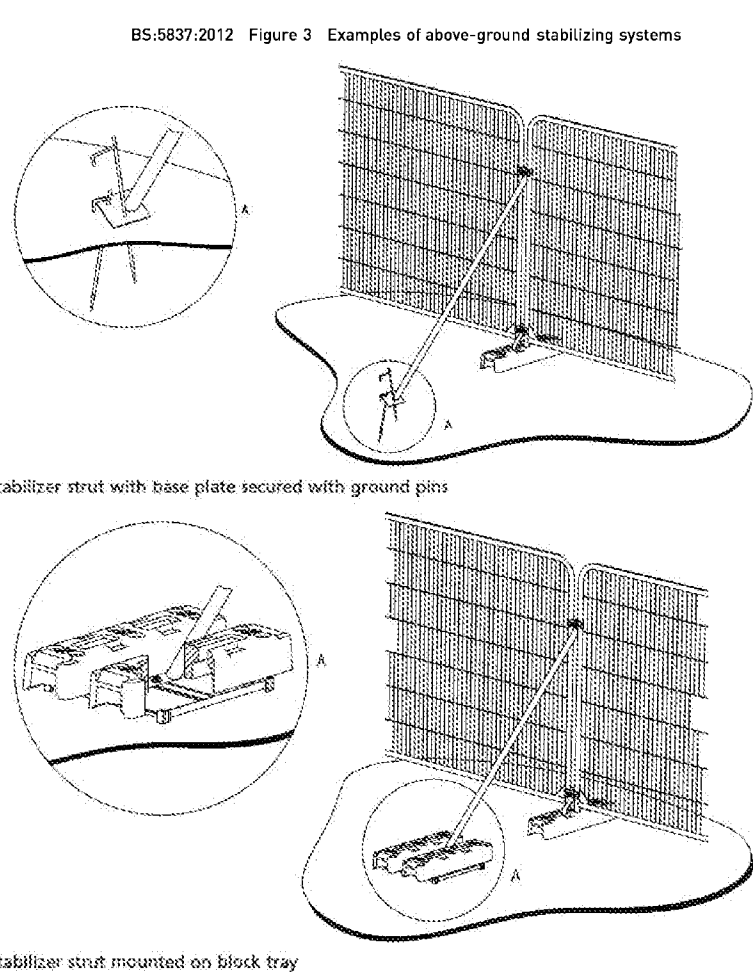
3.0 Arboriculture

- 3.1 The revised Site Layout has been reviewed for any additional arboricultural impacts. Due to the re-plan being mainly focussed on alterations to the house types within the defined housing parcels, no additional impacts have been identified.
- 3.2 For consistency, the combined Tree Retention/Removal and Protection plan has been updated with the revised Site Layout (revised DRWG REF: BHA_401_02F TRR&P), which has been provided at the end of this summary letter.

Tree No	Species	RPA Radius	RPA Area M ²	Category
T1	Hornbeam	3.8	46	B2
T2	Sugar maple	2	12	C2
T3	Rowan	1.8	10	C2
T4	Pink Oak	4.3	99	B1
T5	Poplar	5.4	92	C2
T6	Poplar	4.2	55	C2
T7	Red oak	4.5	65	B1
T8	Cypress	1.3	5	C2
T9	Lime	4.7	69	B2
T10	Cherry plum (purple leaf)	2.4	18	B2
T11	Cherry	2.4	18	B2
T12	Sweet chestnut	4.2	25	B1
T13	Cherry	2.6	22	B2
T14	Pink oak	2.2	15	B1
T15	Whitebeam	2.3	16	B2
T16	Norway maple	2.4	18	B2
T17	Larch	2	13	B2
T18	Poplar	4.8	72	C2
T19	English oak	7.8	191	B1
T20	Field maple	6	113	B1
T21	Field maple	4.8	72	B2
T22	Sycamore	4.2	35	B2
T23	Helm oak	10.6	350	A1
T24	Monterey Pine	9	253	A2
T25	Lime	7.8	191	A1
T26	English oak	2.3	18	C2
T27	Field maple	2.3	18	C2
T28	English oak	14	619	A2
T29	Copper beech	4.8	72	B2
T30	Grey poplar	6.6	137	C2
T31	Lombardy poplar	3.8	46	C2
T32	Norway maple	4.8	72	B2
T33	English oak	2.4	18	B1
T34	Grey Poplar	3.6	41	C1
T35	Grey poplar	4.2	55	C2
T36	English oak	3	28	B2
T37	Lombardy poplar	5.4	92	B2
T38	Horse chestnut	12.8	519	A1
T39	English oak	1.7	6	A2
T40	English oak	15	707	A2
T41	Weeping willow	2.4	18	C2
T42	Silver birch	4.2	35	B1
G1	Cypress, oak, maple	2.4	18	C2
G2	Sycamore, ash	4.5	65	B2
G3	Hawthorn, hazel, elder	1.8	10	B2
G4	Sycamore	4.3	59	B2
G5	Sycamore	4.5	65	B2
G6	Hawthorn, elder	1.8	10	C2
G7	Lombardy poplar	4.8	72	B2
G8	Cypress	1.8	10	C2
G9	White willow	7.2	163	B2
G10	Poplar	4.2	35	C2
G11	holly, laurel, helm oak, elder, sycamore	3.6	41	B2
G12	Sycamore, ash, hawthorn	4.2	55	B2
G13	Poplar, goat willow, holly	5.4	92	C2
G14	English elm	3	28	C2
G15	Field maple	3.3	39	B2
G16	Lombardy poplar	3.6	41	B2
G17	Lime, oak	4.2	55	B2
G18	Hawthorn, elm	2.2	15	C2
G19	Grey Poplar, hybrid poplar, lombardy poplar	9.2	129	C2
G20	Lombardy poplar	3.8	46	C2
G21	Cherry	3	28	C2
G22	Norway maple, sycamore, poplar, ash, rowan	4.8	72	B2
G23	English elm, hawthorn	1.3	5	C2
H1	English elm, hawthorn	1.3	5	C2
H2	Holly	1.5	7	B2
H3	Hawthorn	0.9	1	B2
H4	Hawthorn, ash, elder	1.1	4	C2



For more details refer to BS-5837:2012 'Trees in relation to design, demolition and construction - Recommendations' p.23



For more details refer to BS-5837:2012 'Trees in relation to design, demolition and construction - Recommendations' p.21



Tree Protection Barrier - Barrier to be erected prior to the commencement of works on site and not to be altered or removed until works are complete (cross check with specific requirements of any relevant planning conditions)



KEY BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- U Category - Hedgerow, Group, Woodland
- Root Protection Area to BS 5837:2012
- Shrub Mass / Offsets Tree / OOS (Out of scope)
- Tree Preservation Order (TPO)
- Tree / Hedgerow to be Removed
- Primary Tree Protection Secondary Barrier to BS 5837:2012 (FIGURE 2)
- Secondary Tree Protection Secondary Barrier to BS 5837:2012 (FIGURE 2)
- Tree Protection Barrier to BS 5837:2012 (FIGURE 3)

Where trees are considered to be subject to Tree Preservation Order more detailed checks will be required in some instances in order to confirm exact boundaries for the areas covered by each TPO

Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

PROJECT TITLE
Land East of Tye Lane, Walberton (C.2686)

DRAWING TITLE
Combined Tree Retention/Removal & Protection Plan

SCALE 1:1250 **DRAWING NUMBER** BHA_401_02

DRAWN BY SD **APPROVED BY** RH **REVISION** F **SHEET** - **DATE** 27/08/2020

CLIENT Linden Homes South

COORDINATE SYSTEM / DATUM British National Grid / Newlyn Datum (AOD)

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