

Planning Officer: Mr S Davis

Planning Application Ref: Y/138/20/DOC

Location: Bonhams Field, Main Road, Yapton, BN18 0DX

Description of works: Approval of details reserved by condition imposed under ref Y/1/17/OUT relating to Condition No 8 - tree protection and ground protection measures

Comments on Application:

- I walked the site on 22nd January 2021 and had the following Tree Protection Plan to refer to:
 - Drawing No. SEA20727-03C, dated August 2016, from ACD Environmental.
- The plan and supporting Arboricultural Impact Assessment & Method Statement promote BS5837:2012's default specification for fencing, to effectively form a construction exclusion zone around retained trees, as is standard practice.
- I found the majority of fencing to be correctly located and 'fit for purpose', although the following inadequacies will need to be rectified before we can be satisfied that some of the higher value trees will be adequately respected and protected throughout the construction phase of approved development:
 1. Root protection areas have not been fully respected, with fencing incorrectly positioned adjacent T9, T32 & T33.
 2. Anti-tamper couplers should be installed so that they can only be removed from inside the fence. Some have been on the S site boundary fencing but rarely elsewhere.
 3. Many of the required all-weather notices that importantly describe the purpose of the fencing have either not been affixed or have detached. Their absence is notable on the E boundary fencing and around the central hedgerow belt.
 4. Higher value (off-site) trees adjacent the NE corner of the site should be similarly respected as those at the SW corner and protected with default barrier (rigid scaffold framework) – to ensure the construction exclusion zone has the best chance of remaining 'fit for purpose' throughout the construction phase of development.

Recommendation:

- Once the above refinements have been made and we are duly notified, I would be happy to make a prompt inspection and then hopefully be in a position to recommend approval for this application.
- Please note that under the current restrictions around non-essential travel, I am currently undertaking routine site inspections 1-day per week, usually a Friday.

Mark Warwick
Tree Officer / Parks and Greenspace