

Planning Officer: David Innes

Planning Application: Seeking advice on an **OUTLINE** planning application for the construction of 56 new dwellings on this site.

Reference: Y/1/17/OUT

Location: Land at Bonhams Field, Main Road, Yapton

Comments:

- The applicants have employed the **ACD Environmental Consultancy** to carry out a tree survey and then prepare an Arboricultural Impact Assessment to support this Outline Application inclusive of Tree Constraints Plan & Tree Protection Plan which is comprehensive and accords with the requirements of BS5837:2012.
- I have reviewed the site and the Draft Master Plan prepared by **Seawards Properties Ltd.** on which the TP Plan is based— Ref : **SEA20727-03 -1:500@A1-November 2016**.
- The most important trees on this site are contained within the perimeter hedges and there also specimen trees off-site that have RPA's that will overlap the development site.
- I note that wherever possible trees have been incorporated into Open Space areas and where this has not been possible they have been afforded the full RPA protection distances required by BS5837.
- I agree with the condition of T26 & T13 and that they would need to be removed for reasons of sound arboricultural management and safety regardless of any redevelopment proposals.

Conclusions:

- The accuracy of the base Tree Survey data submitted in support of this outline application is acceptable and accords with BS5837 recommendations.
- The applicants will need to have their arboricultural consultants prepare and submit an Arboricultural Method Statement & Tree Protection Plan report in support of any future detailed layout.

Recommendations:

I find that the base data submitted in support of this outline application is acceptable and supportable and I would therefore recommend **APPROVAL** subject to the following Conditions being applied to this project:-

1. All construction works are to be carried out in strict accordance with :-

Arboricultural Method Statement Report Ref: **yet to be prepared and submitted and Tree Protection Plan ref: SEA20727-03 -1:500@A1-November 2016 [subject to this being the final layout otherwise another TP Plan will be needed based on that revised layout].**

2. Prior to any construction works taking place or the introduction of machinery and plant to the site the following issues must be resolved to the complete satisfaction of Arun District Council :-
 - A **PRE-COMMENCEMENT Site Meeting** is to take place between the Arun DC Tree Officer and the Arboricultural Consultant representing the site owners – at this meeting all protective fencing will be inspected along with ground protection measures – they will be assessed to verify that they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Protection Plan Ref: SEA20727-03 -1:500@A1-November 2016 [subject to this being the final layout otherwise another TP Plan will be needed based on that revised layout].**
 - 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 Arun DC Tree Officer.
 - 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.

Bernie Harverson

Consultant Arboriculturist