

CONSULTEE RESPONSE (Council's arboriculturist)

Date of inspection: 7 April 2022

Reference: Y/36/22/HH

Proposal: Erection of detached workshop, gym/hobby and greenhouse. This application affects character and appearance of the Main Road/Church Road Yapton Conservation Area and a Listed Building

Location: Berri Court, Main Road, Yapton, BN18 0ED

Case Officer: Amber Willard

Comments on application:

It has been stated on the application form that there are no trees or hedges on the proposed development site, nor on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character. This is incorrect as from my own site observations there are several established on-site trees which are within influencing distance of the proposed gym/hobby room and workshop.

There is no supporting arboricultural information (including a Constraint Plan to illustrate the relationship between trees and building proposals) submitted with the application - a requirement of BS5837:2012.

Conclusion:

There are significant trees overlapping the development which by virtue of their size enjoy statutory protection from growing in a Conservation Area. They could be adversely affected by these proposals. Were this application to proceed in current form, we would not have sufficient information to guarantee those trees would be adequately considered and protected.

Recommendations:

As it stands, I am unable to lend this scheme my support and so register an **OBJECTION**.

The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Impact Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' – with the trees accurately plotted on same.

If an RPA of any tree which is proposed for retention overlaps the development, then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) and most importantly a Tree Protection Plan – to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.

Mark Warwick
Tree Officer / Neighbourhood Services