

Planning Officer: Mr S Davis

Planning Application Ref: Y/42/19/DOC

Location: Yapton Metal Company, Burndell Road, Yapton, BN18 0HP

Description of works: Approval of details reserved by condition imposed under ref Y/53/16/PL relating to Condition Nos 3 - surface water drainage, 4 - maintenance & management of SuDs system, 5 - site set up and **7 - protective fencing/site monitoring**

7 Prior to any demolition or 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 J20438_Arb_TPP-06.07.17.

* 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.

Reason: To comply with policies GEN7 & GEN28 of the Arun District Local Plan and 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. This is required to be a pre-commencement condition because otherwise development commencement might compromise those existing trees to be retained.

Comments on Application:

- The applicant has submitted a revised Tree Protection Plan, J20438_Arb_TPP_A, 24-07-19 in support of this application which differs greatly from that which forms part of the above condition.
- This revised plan (Rev A) illustrates a logic based on current reality on the ground in respect of layout and tree retention, although it assumes approval of application Y/61/19/PL (amended site layout).

- In any event, the construction on site is well under way with garage units to the north of Block A nearing completion, numerous tree removals having occurred (including T6) and as such no remaining requirement to either install protective fencing or maintain site hoarding.
- I am not aware of any pre-commencement site meeting having occurred, nor auditable trail of monitoring/supervision to confirm that the approved tree protection measures were in place at any time.

Conclusions:

- The applicant has not yet been able to demonstrate any part of this condition has been complied with.
- Given the absence of any trees now overlapping the development, the construction phase of which is nearing completion - it is not possible to recommend any measures to recover a requirement for tree protection fencing/monitoring.

Recommendations:

- I am unable to recommend 'signing off' this condition and regrettably see no way for the applicant to satisfy my concerns. I can only leave it with your team to consider pursuing a breach of condition or other appropriate response.

Mark Warwick
Tree Officer / Parks and Greenspace Team