

Planning Officer: Simon Davis

Planning Application: **OUTLINE** planning application for the demolition of existing structures on site and construction of 70 new residential dwellings on this site.

Reference: **Y/44/17/OUT**

Location: **Land at Stakers Farm, North End Road, Yapton**

Comments:

- The land which is proposed for development is currently open animal grazing paddocks with some trees and hedgerows around the periphery.
- The applicant has submitted an arboricultural assessment from **Broad Oak Tree Consultants Ltd.** which includes an AIA assessment report inclusive of Tree Survey and Root Protection Schedule and Tree Constraints Plan as well as a brief AMS report with Tree Protection Plan all of which complies with BS5837:2012 and having read it through I am happy that it accurately reflects the tree content and agree with the gradings applied.
- There are a very few trees of any real significance on this land and none which I would deem as requiring the additional protection of a TPO.
- Studying the layout plans that have been submitted shows that the majority of the tree cover is retained and fully protected behind protective fencing. The three losses are acceptable (7,8 & 9) as well as the Macrocarpa T1 which is a U graded tree.

Conclusions:

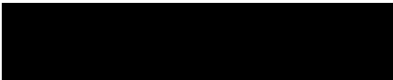
- IF this site is developed as outlined on the draft plans then I would have no real concerns on tree grounds.
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Recommendations:

- I raise **NO OBJECTION** to this scheme provided that the following Conditions are applied :-
1. All demolition & construction works are to be carried out in strict accordance with:- **Arboricultural Method Statement Report Ref: PJC 4372/17-02 -23rd June 2017 and Tree Protection Plan ref: PJC 4372/17/A Rev 01 – 16th May 2017.**
 2. 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 PJC 4372/17/A Rev 01 – 16th May 2017.**
 - 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.


Consultant Arboriculturist