

Planning Officer: Andrew Wood

Planning Application: **OUTLINE** planning application for the demolition of existing structures on site and construction of 51 new dwellings on this site.

Reference: Y/5/17/OUT

Location: Cinders Nursery & Land R/o Cinders Lane, Yapton

Comments:

- The land which is proposed for development is currently part of a derelict nursery & small holding area.
- The applicant has submitted an arboricultural assessment from **Barrell Tree Consultancy** which includes a Tree Survey and Constraints Plan with an Arboricultural Method Statement and Tree Protection Plan all of which is accurate and soundly reasoned and complies with BS5837:2012.
- There are very few trees of any real merit on this site and nothing which is suitable for a TPO.

Conclusions:

- Provided that this site is developed as outlined in the AMS report and shown on the Tree protection Plan then I would not have an issue on tree grounds.

Recommendations:

I raise **No Objection** to this scheme provided that the following Conditions can be applied:-

1. All demolition & construction works are to be carried out in strict accordance with :-
Arboricultural Method Statement Report Ref: **Barrell Tree Consultancy – 16371-AA2-CA – 19 December 2016.**
and Tree Protection Plan ref: **Barrell Tree Consultancy – 16371-BT2 – 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 Appendix A – Rev B. Feb2017.**
 - 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

[REDACTED]

From: Simon Davis
Sent: 19 October 2017 17:48
To: Planning.Responses
Subject: FW: Y/5/17/OUT - Land at Cinders Lane, Bilsham Road, Yapton

Please upload as Tree comments to Y/5/17/OUT.

NB POM says that these were received on 28th June but they are not on the website hence this email.

Kind Regards

Simon J.Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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