

CONSULTEE RESPONSE (Council's Arboriculturist)

Date of inspection: 14 July 2022

Reference: Y/67/22/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 the setting of a Listed Building

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

Case Officer: Hannah Kersley

Comments on application:

The applicants have employed The Arboricultural Consultancy Ltd. to prepare an Arboricultural Impact Assessment & Tree Constraint Plan.

No Arboricultural Method Statement or Tree Protection Plan has been submitted for this project, despite construction work proposed within the root protection area (RPA) of retained trees.

The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I agree with the retention category ratings for on and off-site trees.

Document type (Statements) described as Tree Condition Survey (2017) is an extract which has no obvious correlation with retained trees affected by this proposal and can be disregarded. Subsequent tree schedule is informative and supercedes the above survey data. For the record, I measured the stem diameter of T2 at 1.5m, given a reading of 855mm. I am satisfied that the Tree Constraint Plan is representative of that tree's RPA.

There are significant on and off-site trees, most of which by virtue of their size enjoy statutory protection from their position in Conservation Area. They could be adversely affected by these proposals.

Conclusions:

The principle of development as described is certainly achievable without undue detriment to retained on and off-site trees, although we do not yet have sufficient arboricultural information in support of the application - a requirement of BS5837:2012.

It is accepted that T2 is in decline with low potential to recover and as such ought not to be a significant constraint on any development proposal. That said, it is proposed for retention, therefore, to be adequately considered and protected.

An approved method statement and protection plan will need to describe and illustrate the following key elements although not exclusively:

- Type and position of fencing to discourage construction overspill into RPA of T1.
- Ground protection over RPA of T2 to prevent contamination/compaction of soil during construction/installation of gym/hobby room.
- Construction management plan to show relative positions of material/plant storage and welfare facilities.
- Method of ground levelling-up within RPA of T2 prior to pouring concrete slab for foundation of gym/hobby room.
- Confirmation of any facilitation pruning to aid installation/maintenance of structures.
- Confirmation of routes and methodology for installation of any subterranean utility apparatus within RPAs.

Recommendation:

I recommend the above scheme for **APPROVAL**, subject to the following condition being applied:

Condition 1

The applicant must submit an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) to the local planning authority for approval. Written confirmation of acceptance of both AMS and TPP must be issued before any works are commenced on site.

Reasons: To comply with BS5837:2012 and ensure the retention and protection of trees and vegetation which are an important feature of the area, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

Mark Warwick
Tree Officer
Environment and Climate Change