

H J Concepts Ltd
Suite A 2nd Floor Rear
Trinity Court
2-4 West Street
Fareham
PO16 0BH

Date: 26th April 2021

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:

Our Ref: AL/31/21/DOC

Dear Mr Hamblin,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under ref APP/C3810/W/19/3241407 (AL/62/19/PL)
relating to Condition Nos 3 - surface water drainage and 4 - protection of retained trees & boundary
vegetation.
Land to South of Sundown Littleheath Road Aldingbourne BN18 0SR

Notification regarding the above application:

Condition Number 4

Prior to the commencement of the development hereby permitted a scheme for the protection of all retained trees and boundary vegetation shall be submitted to and approved in writing by the Local Planning Authority. The approved tree protection scheme shall be fully implemented prior to the commencement of any other works on site and shall thereafter be maintained for the duration of the construction of the development.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

Arun Parks and Landscape has been consulted on the above application, however no response has been provided.

Arun Drainage Engineers in their comments point out the arboricultural report, particularly paragraph 11.2 stating that a construction exclusion barrier will be in place for the protection of trees in the eastern part of the site. The area is to be 'afforded protection at all times during development process; strictly no access, construction activities, mixing materials or storage will be allowed.' Yet the surface water drainage design routes pipes through the area and sites a significant soakaway within the area. The Alder shown on the Drainage Layout appears to be being retained (as it is not located within the site), as such the roots of this tree should be considered in the drainage design. At present the surface

water drainage design appears to be in direct conflict with the arboricultural report.

For the above reason condition 4 cannot be discharged and you will need to make a revised submission.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning