

Orchard Enterprises Southern Limited
unit 32A Dorset Road
Dorset Road
Bognor regis
PO21 2DU

Date: 31st October 2019

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: AW/177/19/DOC

Dear Mr Smith,

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 AW/259/18/PL relating to conditons 4-pre-commencement meeting, 6-hard surface details, 7-colour schedule of materials & finishes, 8-details of new screen walls and/or fences, 10-covered & secure cycle parking, 11-dustbin enclosure/collection point details, 12-electrical vehicle charging point, 13-decentralised, renewable or low carbon energy systems & 14-visibility splays.

10 Barrack Lane Aldwick PO21 4BZ

Notification regarding the above application:

Condition Number 4

Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place (but after agreed vegetation clearance) a PRE-COMMENCEMENT Site Meeting is to take place between the Arun DC Tree Officer and the Arboricultural Expert representing the site owners - at this meeting all protective fencing and ground protection measures will be inspected to verify 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 Drawing, Dwg.no. RCo 241 / 02, Rev.02, dated 24th April 2018.

The No-dig construction must be as described and shown in the drawing No Dig Construction: Typical Section, dwg.no. RCo241/03, Rev.01, dated 22-01-19. Any significant deviation from this specification, especially with regard to the depth and manufacturer of the cellular confinement system must be submitted for prior approval by this authority.

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 BS5837 and policy ENV DM4 of the Arun Local Plan 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 it is necessary to ensure that trees are protected prior to any commencement of building works.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The Council's Tree Officer has noted that the tree protection measures as shown on Drawing RCo241-02 Rev 02 "Tree Protection Drawing" (24/04/18) from Ramsey & Co Landscape Architecture has been erected/installed in accordance with the approved scheme.

It was noted that there has been a minor alteration at the NW corner of the site to make better use of the existing hard standing area during the construction phase. However, no trees are impacted by this alteration and the root protection area of oak (T01) remains within the construction exclusion zone.

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the trees will continue to be protected throughout the construction of the site.

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