



Arun District Council
Arun Civic Centre
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Gillings Planning Ltd
First Floor
13 Oakmount Road
Chandlers Ford
Hampshire
SO53 2LG

Your Ref: A/111/18/DOC

Please ask for:

Mrs A Gardner

24 September 2018

Dear Mrs Gillings

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 A/27/16/PL relating to conditions 7-
Construction Management Plan & 19-Tree Protection measures.
Broadlees Dappers Lane, Angmering,

Notification regarding the above application:

Condition Number 19

No development including site access, demolition or associated construction activities, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected by a fence in accordance with BS5837 (2012) and Section 9, to be approved by the Local Planning Authority for erection around each tree, group of trees and vegetation to a distance of 15m or to the Root Protection Area (RPA) as calculated in accordance with Table 2 of BS5837 (2012) to be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and spreading of top soil unless agreed by the Local Planning authority. There must be no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without prior written approval of the Local Planning Authority.

No trenching should occur within the protective fencing surrounding the Root Protection Area. If however there is no alternative but to locate the services then its encroachment into the Root Protection Area must be kept to a minimum and where the roots should be exposed using compressed air technology, such as the air spade to reduce damage caused by mechanical methods. If roots requiring severance to allow for the passage of services is necessary then an arboriculturist would be required to assess and determine whether the loss of the roots would be detrimental to the continued health and stability of the affected tree.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy GEN7 of the Local Plan.

Decision:

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

This condition is discharged in so far as submission of details relates and refers to:

. Tree Protection Plan from The Landscape Partnership Ltd: Dwg. No. 601, dated 15/08/2018, which was prepared to support the first phase of development (demolition) to occur.

This plan did not include the Ground Protection Measures, as detailed on an earlier plan docdeci

prepared by Harris Irwin. Shortcomings in the Tree Protection (Plan 3a), Dwg. No.PL/01/83 Rev C, which sought to protect significant trees has been resolved to the tree officer's satisfaction (in the email dated 17th September, with photographs from Emma Patchell of Gillings Planning) incursion into their root protection area (RPA).

Following a site inspection, the vast majority of tree protective fencing was seen to be 'fit for purpose' and in accordance with the latest tree protection plan.

The Local Planning Authority is satisfied that adequate protection can be in place nearer the time of subsequent phases of development. The applicant should advise once the next phase of tree protection has been installed and is ready for inspection.

Therefore once and before work commences to construct the dwellings approved by A/27/16/PL a new DOC application will need to be submitted with the details that the tree officer will need to assess to confirm that future development is acceptable as it applies to trees on 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