



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

Your Ref: A/23/18/DOC

Please ask for:

Mrs A Gardner

18 July 2018

Dear Mrs Gillings

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of matters 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 **REFUSE details reserved by condition for the following reasons:**

The provision (and subsequent agreement by the LPA) of a suitable Tree Protection Plan (TPP) is not itself sufficient to discharge the condition. In the absence of general vegetation clearance and erection of Protective Fencing the condition has not been complied with and cannot be

discharged at this time.

Any tree protection measures must be in place before heavy plant access, soil movement, demolition or construction occurs. The prior installation of an effective "Construction Exclusion Zone" and any specified ground protection measures must be inspected by and be to the satisfaction of the LPA (Tree Officer) before the appropriate condition can be discharged. Anything less and we are facilitating the occurrence of potentially irreversible damage to those trees identified for retention

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 stylized flourish and a period.

Neil Crowther
Group Head of Planning