

Planning Officer: Michael Eastham

Planning Application Ref: A/70/18/DOC (2nd inspection)

Location: Quiet Waters, Roundstone Lane, Angmering

Description of works: Application for approval of details reserved by condition imposed under planning permission A/132/17/OUT relating to condition No. 17 (Tree scheme of protection) & 22 (Contamination risks)

Comments on Application:

- I re-visited this site during the morning of August 15th. Site manager Paddy Ashworth (BEDARO) was in attendance and accompanied me during the assessment of tree protection fencing. I had the following Tree Protection Plan to refer to:
 - Drawing No. NJCL 252 C, dated 21.05.2018, from Nicholas Jones Consultants Ltd., submitted in support of A/81/18/RES
- All Tree Protection Fencing had been erected. A number of panels were insufficiently stabilised without back-stays and sat in block trays rather than pegged securely into the ground. Fencing was incorrectly positioned in relation to the Root Protection Area of TPO trees (T53 & T54). Measurements were taken and the correct position identified.
- Mr Ashworth was able to resolve the above issues later that day and I was able to return to site early afternoon to confirm the same.
- The abrupt changes in ground level across the site have made a neat installation difficult to achieve in some areas, notably so on the sites North and East boundaries. They are effective nonetheless and I am reassured by Mr Ashworth's plan to enhance their integrity as work progresses, including the installation of securely pegged back-stays at regular intervals.
- I attach photographs taken at the time of my inspection.

Conclusions:

- I am satisfied that with Mr Ashworth's management of the site and his intention to retain the services of their appointed arboriculturist (Nicholas Jones) throughout the duration of this project; the construction exclusion zones will remain effective and respected throughout key demolition and construction phases of the development.
- The gradual re-alignment (tidying up) of Tree Protection Fencing will occur under the supervision of the site manager /project arboriculturist, to enhance their effectiveness and improve site aesthetic, as construction of the retaining walls progress.

Recommendations:

- I recommend 'signing off' on this part of Condition 17.

Mark Warwick

Tree Officer / Parks and Greenspace Team



Fig.1 Looking toward NE corner of site and T31



Fig.2 Looking toward N boundary



Fig.3 Looking W toward T53



Fig.4 Looking NW across T53



Fig.5 Looking SE towards T53 and T54