

Planning Officer: Michael Eastham

Planning Application Ref: A/86/20/DOC

Location: Manor Nursery, High Street, Angmering, BN16 4AW

Description of works: Approval of details reserved by condition imposed under ref **A/51/14/OUT** relating to Condition Nos 4 - materials & finishes, **5 - retained trees**, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Comments on Application:

- I have considered this application following site inspection on 5th August 2020, with reference to submitted Tree Retention and Protection Plan – Sheet 02, dwg. no. LLD1275-ARB-DWG-002, Rev.04. None of the proposed tree protection measures have been installed and archaeological investigations are well underway (day 3). Much of the initial trench excavation work has begun, including the breaking up of some hard surfaces (concrete). A small and large excavator are on-site as well as the operative's welfare unit. I spoke with the project manager from Chris Butler Archaeological Services Ltd., who are working conscientiously, and I did not observe any intrusion into the root protection areas of retained trees.
- Condition 5 (A/51/14/OUT) is formed of four parts. I comment on each as follows:
 - (a) Prior to the commencement of development or other operations being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837:2012 (Trees in relation to design, demolition and construction: Recommendations), which provides for the retention and protection of trees, shrubs and hedges to be retained on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.*
The aforementioned Tree Retention and Protection Plan is suitable and I recommend it for approval.
 - (b) No operations shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.*
None of the tree protection works are in place.
 - (c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.*
Only on or nearing completion of the development and following early installation of the tree protection works, could we be satisfied that this part of the condition has been met.
 - (d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.*
Only on or nearing completion of the development and following early installation of the tree protection works, could we be satisfied that this part of the condition has been met.

Reason: To ensure the continued well-being of the trees in the interests of the amenity of the locality.

Conclusions:

- Part a) – Achieved.
- Part b) – Not achieved.

- Parts c) & d) – Unable to achieve without early installation of the tree protection works and at this stage of the development.

Recommendations:

1. I recommend the applicant is asked to provide written assurance that no works beyond Archaeological Investigation occur and then only with full knowledge and understanding of the approved Tree Retention Protection Plan.
2. The applicant instructs their project arboriculturist to supervise the urgent installation of all Tree Protection Measures as per the approved plan and provide the local planning authority with written assurance of the same.
3. This condition cannot be satisfactorily discharged until such time as all parts have been achieved.

Mark Warwick
Tree Officer / Parks and Greenspace Team