

Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Date: 10th December 2025

Please ask for: Emma Sheppard
Tel:

Your Ref:

Our Ref: BE/124/25/DOC

Dear Mrs Barnes,

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 BE/150/22/OUT relating to condition 8-
protection of existing trees/bushes/hedges.
Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN

Notification regarding the above application:

Condition Number 8

No development including site access, demolition or associated construction activities shall commence unless and until all the existing trees/bushes/hedges to be retained on the site have been protected in accordance with a scheme submitted to 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 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 ENV DM4 of the Arun Local Plan. This is required to be a pre commencement condition because it is necessary to ensure that trees are fully protected before the ground is disturbed and works commence.

Decision:

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

The tree protection details as shown on the 'Tree Retention, Protection and Removal Plan dwg. no.

2380-24-04 C Rev 02' are acceptable and provide a sufficient level of protection to the trees in accordance with BS 5837:2012.

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the trees will 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, consisting of stylized, cursive letters that appear to be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning