

Planning Officer: Michael Eastham

Planning Application Ref: BE/135/18/PL

Location: Salt Box Field, Land off Rowan Way, Bognor Regis, PO22 9NW

Description of works: Hybrid application comprising of outline application for the principle of employment uses B1-B8. Full application for Class B8 warehouse with fuel island & car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking & servicing (Units 6 & 7), Class A1 retail food store with car parking & servicing (Unit 9), 2 No. drive thru units with car parking & servicing (Units 4 & 5), car showroom, workshops (Including MOT testing), vehicle storage, external display areas, service areas & parking (Unit 8) together with access roads, associated ground & engineering works, landscaping & ancillary works. This application affects the character & appearance of the Shripney Conservation Area & a Public Right of Way

Comments on Application:

- This application follows on from BE/102/17/OUT. In respect of site layout and potential impact on retained trees; there is no obvious amendment to the plans associated with the former application, which could now be of concern. The original arboricultural information provided on behalf of the applicant in respect of tree retention and protection measures remains valid.
- I endorse the observations and recommendations provided in Consultant Arboriculturist / Bernie Harverson's report (BE/102/17/OUT) dated 13th September 2017.

Conclusions:

- In the absence of any further impact on retained trees, the earlier arboricultural conclusions and recommendations remain valid.

Recommendations:

- There are no arboricultural grounds for refusal of this proposed development.
- I am able to support the application, subject to the following conditions being applied:
 - All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Assessment Ref: 9600_AIA.001 – Aug. 17 Aspect Arboriculture and Tree Protection Plan ref. Aspect Arboriculture 9600 TPP 01 (1/3) Aug. 17.**
 - Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a **PRE-COMMENCEMENT Site Meeting** is to take place between the Arun DC Tree Officer and the Arboricultural Expert representing the site owners – at this meeting all protective fencing will be inspected along with ground protection measures – they will be assessed to verify that they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Protection Plan ref. Aspect Arboriculture 9600 TPP 01 (1/3) Aug. 17.**
 - A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the above site meeting to the satisfaction of the Arun DC Tree Officer.
 - If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised and they can continue to enhance the landscape and amenity of the area.

Mark Warwick

Tree Officer / Parks and Greenspace Team