

Lizard Landscape Design and Ecology
34 South Street
Tarring
Worthing
Worthing
BN14 7LH

Date: 6th January 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: BN/143/21/DOC

Dear Mr Jackson,

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 ref BN/69/16/PL relating to Condition No 3 -
arboricultural protection measures.
Land East of Toll Cottage Lake Lane Barnham PO22 0AE

Notification regarding the above application:

Condition Number 3

No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The supervision and monitoring shall be undertaken in strict accordance with the approved details. The scheme shall include details of:

- a) A pre-commencement meeting between the retained arboricultural consultant and the local authority Tree Officer and personnel responsible for the implementation of the approved development - primarily to inspect the erected Protective Fencing to verify that it is as shown on the submitted Tree Protection Plan and is also of the desired quality and 'fit for purpose' in accordance with BS5837:2012 recommendations; and
- b) Timings, frequency & methods of site visiting and an agreed reporting process to the Local Planning Authority.

Reason: To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policy GEN7 of the Arun District Council Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to protect the trees prior to commencing any building works.

Decision:

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

The condition requires the submission of an agreed scheme of supervision for the arboricultural protection measures to include evidence that a pre-commencement site meeting (with the Councils Tree Officer) has taken place. The condition has already been discharged once (by BN/52/18/DOC on 29/03/19) and development works have since commenced.

It is understood that this discharge has been submitted in order to amend the approved scheme to reflect the need to remove 2 Leyland Cypress Trees which have been found to exist within the footprint of the proposed access driveway/realignment of the proposed public footpath. In addition, there are some fallen Leyland Cypress trees beneath the TPO Alder tree line that require removal or cutting back as they impede pedestrian access along the length of the public footpath to the rear of the site.

The Councils Tree Officer has not provided any advice however, it is clear that these Cypress trees do not form part of the existing TPO on the site and it appears that their removal may benefit nearby protected trees.

As such, the condition is therefore re-discharged insofar as the submission of details relates (as set out below) and on the understanding that the agreed scheme shall be implemented fully and that there is no further deviation other with the written approval of the Local Planning Authority.

- Tree Constraints Plan - LLD898/01;
- Existing Tree Schedule and Schedule of Tree Works - 07.09.21;
- Tree Retention and Protection Plan - LLD898/02; and
- Updated Tree Works Report - 07.09.21.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning