

Planning Officer: Michael Eastham

Planning Application Ref: BN/35/18/DOC

Location: Land at former Pollards Nursery, Lake Lane, Bognor Regis

Description of works: Approval of details reserved by condition imposed under BN/16/12/ relating to conditions 5-surface water drainage, 6-maintenance of SUDs, 7-foul drainage system, 8-schedule of materials & finishes, 10-details of existing trees & shrubs, **11-protection of retrained trees**, 12-provision of public open spaces, 13-details of boundary treatments, 14-landscape management plan, 15-details of low carbon energy sources, 17-ecological enhancement measures, 18-reptile mitigation & translocation plan, Ecological Clerk of Works, 20-noise mitigation measures, 23-layout & specification of & construction program for roads, footpaths, foul & surface water drainage & means of disposal & 25-pedestrian visibility splays.

Comments on Application:

Condition 11 –

(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 growing 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.

(b) no operation 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.

(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.

(d) the protective fencing shall be retained intact for the full duration of the construction of the development hereby approved and shall not be removed or repositioned without the prior written approval of the local authority.

- I visited site on the morning of 23rd August. I walked all areas of the site where tree protection was installed, with Daniel Smith (Site manager, Redrow Homes) in attendance. I was in possession of Tree Protection Plans: Dwg.nos 710, 711, 712 Rev E.
- Construction work is at an advanced stage with some areas already complete and dwellings inhabited.
- The vast majority of tree protective fencing was seen to be 'fit for purpose' and in accordance with the approved plans. A few minor exceptions and anomalies were observed but these have now been resolved to my satisfaction. For the record these are recorded below under their respective plan number:
 - 710 E (Sheet 1 of 3)
 - 1x panel of HERAS fence damaged and flat on the ground, at NE corner of tree group (G3). Repaired and reinstated 23rd August 2018 (pm).
 - 1x panel of HERAS fence removed during recent site break-in, somewhere to rear of plots 94-96. Police informed of property stolen from secure container. Repaired and reinstated 23rd August 2018 (pm).
 - 712 E (Sheet 3 of 3)
 - No protective fencing around tree nos. T9, T10, T11. There was some uncertainty as to whether Redrow Homes owned the land on which these trees grow. I did not observe any obvious interference with these trees or that significant development of the land had taken place. I received an assurance from the site manager that there is no

plan to undertake the same. As such, I see no justification in asking for protective fencing to be installed despite it being proposed on the plan drawing.

- No protective fencing adjacent hedgerow alongside plot numbers 101 – 107. Construction work is complete and dwellings inhabited. As I was not in post at the time development work commenced on site, I can only assume the fencing now removed had served its purpose.

Conclusions:

- The few minor exceptions and anomalies I observed at the time of inspection have been resolved to my satisfaction (see separate email dated 23rd August, with photographs from Daniel Smith, forwarded separately).

Recommendations:

- I recommend we now discharge condition 11.

Mark Warwick

Tree Officer / Parks and Greenspace Team