From: Amanda Scholes on behalf of Planning.Responses
Sent: 11 March 2020 10:17
To: Planning Scanning
Subject: FW: EP/133/19/DOC - Green Willow Care Home - TREES COMMENTS

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 10 March 2020 13:00
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: EP/133/19/DOC - Green Willow Care Home - TREES COMMENTS

Hi

Please can you add the below comment to the file and label as 'Tree Officer comments'

Thanks
Amy

From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 03 February 2020 13:01
To: Daniel Vick <Daniel.Vick@arun.gov.uk>
Cc: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: EP/133/19/DOC

Hi Dan

I know this is on Juan's patch but I believe you may have been assisting Amy with determining this application?

Condition 6 - EP/160/16/PL

'The existing trees/bushes/hedges depicted in plan no 21628 08A shall be retained and protected in a manner to be agreed with the Local Planning Authority before the development commences for the duration of the development and shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being seriously damaged or becoming seriously diseased during that period

shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.

Reason: To ensure the retention of vegetation important to the visual amenity and for the environment of the area in accordance with policy GEN7 of the Arun District Local Plan.'

I undertook a site inspection on 23rd January 2020. No development appeared to have commenced nor tree protection measures (fencing) installed.

The plan submitted with this application (Existing Landscaping Plan & Site Management & Construction Phase Plan, dwg. no. 21628 / 27) does not meet the requirements of BS5837:2012 as it has not been prepared by a suitably qualified and experienced arboriculturist, nor does it illustrate those trees and their *root protection areas* on a topographical plan with tree protection measures overlaid.

That said, having been to site, I can see that the tree protection measures described and illustrated on the aforementioned plan are logical and adequate for such a straightforward project and could therefore recommend those measures for approval.

I leave it for you to determine whether or not this condition be discharged at this stage; I find the wording of the condition ambiguous in places. In any event, I do not understand why the developer would seek a DOC at this stage, as I see no practical benefit to discharging it at this stage. Furthermore, I see no additional constraint on them arising from waiting until the Tree Protection measures have been correctly installed. The provision (and subsequent agreement by the LPA) of a suitable Tree Protection Plan (TPP) should not usually of itself be sufficient to discharge a condition in respect of the same – although I appreciate it has sometimes been deliberately worded in that way.

Regards,

Mark

Mark Warwick | Tree Officer, Greenspace, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD
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