

Planning Officer: Anita Gardner

Planning Application Ref: **FG/178/18/DOC**

Location: **Ferringham House, 58 Ferringham Lane, Ferring BN12 5LU**

Description of works: **Approval of details reserved by condition imposed under FG/27/18/PL relating to conditions 7-Construction Management Plan & 10-protection of retained trees**

Comments on Application:

- I visited the site earlier today. I had the following Tree Protection Plan to refer to:
 - Drawing No. NJCL 214 B-2, dated 19.09.2018, from Nicholas Jones Consultants Ltd., submitted in support of FG/27/18/PL
- The above plan shows the position of 'fit for purpose' fencing to effectively form a construction exclusion zone around significant retained trees, as is standard practice and required by BS5837.
- None of the aforementioned fencing has been installed or even brought to site at this time. I attach photographs taken at the time of my inspection.

Conclusions:

- I do not understand why the developer would seek a DOC at this stage, as I see no practical benefit to discharging it. 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) is not of itself sufficient to discharge the condition. This has always been MY approach and one I am familiar with having been followed by experienced practitioners of BS5837:2012.
- Any tree protection measures must be in place before heavy plant access, soil movement, demolition or construction occurs. The prior installation of an effective 'Construction Exclusion Zone' must be inspected by and be to the satisfaction of the LPA (Tree Officer) before the relevant condition can be discharged. Anything less and we are facilitating the occurrence of potentially irreversible damage to those trees identified for retention.
- Once those measures are in place, I would be happy to make a prompt re-inspection and then hopefully be in a position to recommend signing off that part of their application for Discharge of Conditions.

Recommendations:

- The developer must now install the fencing in accordance with the Tree Protection Plan to form an effective Construction Exclusion Zone; so as to adequately respect and protect significant trees before any work occurs.
- As things stand, **I am unable to recommend 'signing off' on Condition 10.**

Mark Warwick

Tree Officer / Parks and Greenspace Team



Fig.1. Looking east towards T12



Fig.2. Looking east towards T10/T11