Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail:planning@arun.gov.uk
website: www.arun.gov.uk/planning

Carl Moore Architectural Design
18 Parklands Avenue
Goring-by-Sea
BN12 4NH

Date: 17th July 2024

Please ask for: Harry Chalk
Tel: 01903 737577

Your Ref:
Our Ref: FG/80/24/DOC

Dear Mr Moore,

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 FG/28/23/PL relating to conditions 3-schedule of materials and finishes, 5-covered and secure cycle parking, , 8-Arboricultural Method Statement and Tree Protection Plan, 9-Biodoversity Enhancement Strategy and 10-decentralised, renewable or low carbon energy supply systems.
61 Sea Lane Gardens Ferring BN12 5EG

Notification regarding the above application:

Condition Number 8

Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be undertaken in accordance with the provisions of the approved AMS and TPP.

Reason: To comply with BS5837:2012 and ensure the retention and protection of trees and vegetation which are an important feature of the area, in accordance with Policy D DM1 & ENV DM4 of the Arun Local Plan. This is required to be pre-commencement condition as it goes to the heart of the permission.

Decision:

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

Following the advice of the Tree Officer, this condition is discharged in so far as submission of details relates and refers to the following submitted information:

- Tree Survey & Report by Jonathan Rodwell Dated: May 2024.

The applicant is advised that this condition did not require the provision of tree works details but an assessment of, and proposal of mitigation works, to protect trees on and off-site during construction. No tree removals proposed within the above documents are approved by this decision, and the

approval of these details relates primarily to the root and tree protection, mitigation, and supervision measures on site. Any works to trees thought necessary and proposed in the future, would either be a separate and potentially private matter, unless they directly impact the solitary TPO Ash tree to the northern boundary, in which case they may require relevant tree works consent.

It is of note that the originally submitted site plan noted the retention of trees and shrubs along the northern boundary. These are located outside of the red edge and this planning condition was attached to ensure adequate protection measures could be provided on site to protect the root networks of the trees in question during the works. Whilst the application was considered with the retention of these features in mind, the permission could not, and does not, ensure their retention in perpetuity as they do not benefit from any protection under planning, with the exception of the TPO tree. If their removal is required as a matter separate to planning, this is outside the scope of the permission and the influence of the Local Planning Authority.

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

Yours sincerely



Neil Crowther
Group Head of Planning