



From: Michael Eastham
Sent: 29 August 2019 08:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FP.84.19 - Site 6, Felpham

Please upload the attached document onto Ocella which is the consultation response from the Arboricultural Officer to FP/84/19/DOC for Blakes Mead, Fepham.

Thanks,

Michael

Planning Officer: Michael Eastham

Planning Application Ref: FP/84/19/DOC

Location: Blakes Mead Felpham Bognor Regis, West Sussex

Description of works: Approval of details reserved by condition imposed under reference FP/92/04 for Phases 1, 2, 3, 4 and 5 relating to Condition Nos 30 - provision of play areas; 32 - maintenance of open space; **33 - tree protection measures**; 34 - maintenance of planting; 42 - archaeology; and 46 - provision of cycle paths

Comments on Application:

- The aforementioned condition places several fundamental demands on the applicant, which I summarise as follows:
 - all trees and hedgerows on the site are to be retained unless details of their removal, including any replacement planting, are first approved in writing by the Local Planning Authority.
 - they are to have submitted a detailed scheme of protection for approval by the Local Planning Authority, prior to the commencement of development works for each sub-phase.
 - such protection measures shall be fully implemented and maintained for the duration of that phase of development works.

Conclusions:

- This application is seeking retrospective approval, given that the construction across the whole site is almost complete and most residential properties occupied.
- We have been provided with an arboricultural report and method statement which is approvable although I have only had sight of one tree protection plan for phase 4 and 5, in support of this application. On this rather moot point, their submission overall fails to constitute an approvable scheme of protection for all phases of the site.
- I am not aware of or been provided with, an auditable trail of site monitoring/supervision by the project arboriculturist, nor have I had the opportunity to attend site when any protection measures were required and in-situ. I cannot therefore form an opinion on whether they have met even a majority of the requirements of the condition. It seems to be beyond doubt that full compliance is impossible to endorse, as the schemes of protection for each phase were required to be submitted prior to the commencement of development.

Recommendations:

- I am unable to recommend 'signing off' this condition, although it may now be expedient at this late stage for others to do so; who have a historical awareness of the development over time and therefore a greater appreciation of the standards typically upheld across the site.

Mark Warwick
Tree Officer / Parks and Greenspace Team