

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

22 January 2026

Our Reference: 180641

Dear Sir/Madam,

Land at Ford Airfield, Ford
Submission of details pursuant to condition 22 (Protected Tree Scheme)
Planning permission ref: F/4/20/OUT
Phases: IRM (ref. F/14/24/RES) and RM1 (ref. F/15/24/RES)

We write on behalf of our client to submit details pursuant to Condition 22 (Protected Tree Scheme) of outline planning permission ref. F/4/20/OUT, in relation to Phases IRM (ref. F/14/24/RES) and RM1 (F/15/24/RES) at Land at Ford Airfield, Ford.

Background

Arun District Council granted outline planning permission on 14 July 2023 (ref: F/4/20/OUT) for:

Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding.

This submission

tor&co hereby submit details pursuant to condition 22 (Protected Tree Scheme) in respect of Phases IRM and RM1. The schedule below lists the condition wording and the contents of this submission.

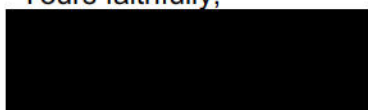
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Planning condition number	Wording of planning condition and information submitted to seek the discharge of the planning condition
22 (Protected Tree Scheme)	<i>a. Prior to the commencement of development or other operations likely to affect trees being undertaken within each phase, as identified within the Phasing Strategy under Condition 5, a scheme for the protection of the retained trees in that phase produced in accordance with BS5837:2012 (Trees in relation to design, demolition and construction. Recommendations), 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 for each phase.</i> <i>b. No operations shall be undertaken within each phase 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 for each phase are in place.</i> <i>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 scheme for each phase.</i> <i>d. Protective fencing shall be retained intact until completion of the phase is approved</i> <i>Reason: In the interests of amenity and of the environment of the development in accordance with Policies D DM1 and ENV DM4 of the Arun Local Plan 2011-2031.</i> Submitted information: tor&co hereby enclose: • IRM Arboricultural Impact Appraisal and Method Statement (Ref. 24053-AIA9-IRM-CA) • IRM Tree Protection Plan (Ref. 24053-25-IRM) • RM1 Arboricultural Impact Appraisal and Method Statement (Ref. 24053-AIA8-RM1 North-CA) • RM1 Tree Protection Plan (Ref. 24053-23-RM1) In addition, a supplementary document titled <i>Manual for Managing Trees on Development Sites</i> has been submitted alongside the main reports. This manual provides comprehensive guidance on the management of retained trees, including Site Guidance Notes (SGNs) that address relevant issues. In compliance with part d) of Condition 22, the protective fencing will remain in place until the completion of these phases.

The application fee of £383.00 (inclusive of the Planning Portal service charge) has been paid. We trust that the submitted information is acceptable to allow the partial discharge of condition 22 in relation to Phases IRM and RM1. Should you require any further information, please do not hesitate to contact me.

Yours faithfully,



Harvey Wingfield MRTPI
Associate Director (Planning)