

Planning Officer: Michael Eastham

Planning Application Ref: LU/152/20/RES

Location: Fitzalan Link land between A259 Worthing Road & East Street/ Fitzalan Road Roundabout, Littlehampton

Description of works: Approval of reserved matters following LU/63/11 & LU/234/16/RES for construction of Fitzalan Link Road between A259 Worthing Road & the East Street/Fitzalan Roundabout. This application affects a Public Right of Way. This application is not CIL Liable as other development (Zero Rated).

Comments on Application:

- I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources.
- I am mindful of previous comments and recommendations made by our appointed arboricultural consultant, in his report dated 6th October 2016 (LU/234/16/RES) that remain relevant at this later time and which I endorse. That said, the original tree survey provided on behalf of the applicant is now more than 2 years old, generally regarded as a threshold beyond which any condition ratings and management recommendations may no longer be valid.
- Relative to the earlier Reserved Matters application, I am advised that no further tree removal occurs with this latest proposal and note the applicant's reliance on previous arboricultural submissions (as noted on the current Landscape Proposals, Dwg. nos. PHFL-WYG-S278-LP-FL1 & 2, Rev W).

Recommendations:

- If you are minded to approve the application and are satisfied that there are no plans for further tree removal, I recommend the following conditions be applied:
 1. All activity at the site is to be carried out in strict accordance with: - **Arboricultural Report, WYG Environment Planning Transport Ltd., Rev: VI, 4th August 2016.**

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.
 2. Before any construction work or alterations to existing ground levels takes place the Arboricultural Expert representing the site owner is to provide written confirmation that all protective fencing has been erected and positioned exactly as shown on the **Tree Protection Plans (TPP.1 – TPP.7 incl.)** included within the above Arboricultural Report.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

Mark Warwick
Tree Officer / Parks and Greenspace Team