

Planning Officer: Ms Myer

Planning Application Ref: LU/218/20/PL

Location: Flintstone Centre, East Street, Littlehampton, BN17 6AW

Description of works: Erection of new fencing & gates to the rear & sides of building & removal of wire mesh fencing & gate between the playground & building. This application affects the character & appearance of the East Street Conservation. This application is in CIL Zone 4 (Zero Rated) as 'other development'.

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.
- Ordinarily we would require a detailed Tree Survey and supporting Arboricultural Impact Assessment, Method Statement and Tree Protection Plan for a full application where there are established trees on site which could be adversely affected by the development. In this proposal, works are to occur within or close to the nominal root protection area (RPA) of established trees.
- Those trees along the front (west-facing) boundary of the plot are well within the working zones. They are of high public amenity value and contribute positively to the character of the area. They also enjoy Statutory Protection by virtue of their being within a Conservation Area.
- Although intrusion of RPAs and any essential facilitation pruning seem to be within tolerable limits, no mention is made of the trees in any of the supporting documentation, such that I am not satisfied that unnecessary damage might not occur. This is disappointing, especially when one considers the in-house expert arboricultural advice available to the applicant. It seems unreasonable to insist on the full suite of arboricultural reports and plans but some reassurance is required.

Conclusion:

- No arboricultural information is required in support of these proposals.

Recommendations:

- I raise **no objection** to this application on arboricultural grounds.
- The applicant/agent should be reminded of their obligation to ensure that no unnecessary damage occurs to those trees. For example, there should be no storing of materials; against trees, over unmade ground within their root protection areas - or any other activity that might lead to contamination/disturbance of soil structure outside of essential excavations. If concrete is to be poured into excavations within the RPA of any tree, then that must be fully lined with an impermeable sheet to ensure no contact between the soil and concrete during the curing process.

Mark Warwick
Tree Officer / Parks and Greenspace Team