

**Planning Officer:** Michael Eastham

**Planning Application Ref:** LU/90/20/DOC

**Location:** Land South of Toddington Lane, Littlehampton, BN17 7PP

**Description of works:** Approval of details reserved by condition imposed under ref LU/47/11 relating to Condition Nos 10 - surface water drainage, 13 - foul drainage, **15 - tree protection**, 19 - ecology, 20 - ecological management plan, 21 - ecological management plan, 22 - Construction Method Statement, 23 - construction compound, 25 - vehicle & highway cleaning, 31 - decentralised & renewable energy, 37 - noise mitigation, 38 - noise levels and 40 archaeology

**Comments on Application:**

Condition 15

*a. Prior to the commencement of development or other operations likely to affect trees being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837 (Trees in Relation to Construction 2005: Recommendations), which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, 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.*

*b. No operations affecting trees shall be undertaken 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 of any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.*

*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.*

*d. Protective fencing shall be retained intact until completion of the phase or sub phase hereby approved and shall not be removed or re-positioned without the prior written approval of the Local Planning Authority.*

*Reason: In the interests of amenity and of the environment of the development in accordance with Policy GEN7 of the Arun District Local Plan.*

- I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources.
- a) The applicants have employed Barrell Tree Consultancy to prepare an Arboricultural Assessment & Method Statement, Barrell Tree Consultancy, ref. 16267-AA4-A2+B6-AN, along with a Tree Protection Plan, plan ref. 16267-BT11, for this project. This is comprehensive and appears to support the approved site layout.
- b) No evidence has been submitted nor site inspection undertaken from which to confirm that tree protection measures (fencing and ground protection) described in the above report and plan have been correctly installed and in good time.
- c) and d) – Neither element can be satisfactorily discharged until the end of the construction phase.

**Conclusions:**

- Assuming that development has not commenced, only part a) and potentially part b) subject to further information being provided can be satisfactorily discharged at this stage.

- Part c) and d) can only be satisfactorily discharged post-construction phase.

**Recommendation:**

- **I recommend we write to approve the scheme of tree protection submitted with this application.**

Mark Warwick  
Tree Officer / Parks and Greenspace Team