

Planning Officer: Raymond Cole

Planning Application Ref: P/40/20/DOC

Location: Land North of Sefter Road & 80 Rose Green Road, Pagham, Bognor Regis

Description of works: Approval of details reserved by condition imposed under ref P/134/16/OUT relating to Condition Nos **9 - arboricultural method statement**, 15 - ecology, 20 - employment & skills plan, 28 - energy conservation, 30 - archaeological, 32 - noise, 33 - electric vehicle charging and 34 - retention of WW2 Infantry section post

P/134/16/OUT - Condition 9 - *Prior to the commencement of the development an Arboricultural Method Statement and Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority and the development shall be undertaken in strict accordance with the details so approved.*

Reason: To ensure the retention and maintenance of trees and vegetation which are an important feature of the area in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

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.
- The applicants have employed Keen Consultants to prepare an Arboricultural Method Statement (AMS) along with a Tree Protection Plan (TPP) for this project. Both report and plan are of high quality and comprehensively address their remit.
- This specific element of the application assumes an approval of layout (earlier application P/24/20/RES remains undecided) - which is not the case.

Conclusions:

- Substantial amendments to the proposed layout are anticipated, therefore we are not in a position to satisfactorily approve the TPP (and probably by association the AMS) submitted with this application.
- This element of the application is a premature submission and should be withdrawn.

Recommendations:

- A separate application to discharge this condition should be made once we have an agreed layout and supporting Arboricultural Method Statement/Tree Protection Plan (revised).

Mark Warwick
Tree Officer / Parks and Greenspace Team