

Dandara Southern Ltd
Roman House
South Hampshire Industrial Park
Eddystone Road
Southampton
SO40 3SA

Date: 8th September 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/100/21/DOC

Dear Mr Pinkus,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under Y/44/17/OUT relating to conditions 6-on site levels/introduction of machinery (trees) & 11-contamination risk.
Stakers Farm North End Road Yapton BN18 0DU

Notification regarding the above application:

Condition Number 6

Prior to any demolition or construction works or changes in site levels taking place or the introduction of machinery and plant to the site the following issues must be resolved to the complete satisfaction of Arun District Council:-

(1) A Pre-Commencement Site Meeting is to take place between the Arun DC Tree Officer and the Arboricultural Consultant representing the site owners - at this meeting all protective fencing will be inspected along with ground protection measures - they will be assessed to verify that they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Protection Plan PJC 4372/17/A Rev 01 - 16th May 2017.

(2) If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reason: To comply with BS5837 and with Arun Local Plan policy ENV DM4 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. This is required to be a pre-commencement condition as it is necessary to protect the trees prior to any operations starting on site.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

You have provided a written record of a site meeting that took place on 18/03/21 with the Councils Tree Officer. This confirms that the problems identified with the tree protection fencing have since been resolved.

The Councils Tree Officer has not responded to the consultation request but it is noted that the Tree Officer wrote to you on the 12th April 2021 (prior to the application) to confirm that the tree protection was now satisfactory. It was also stated that:

"Ad-hoc inspections may be undertaken to ensure appropriate protection remains in place. I recommend supervision during all "No-dig" installations within RPA of retained on and off-site trees. This will need to be evidenced and submitted with subsequent application (/DOC) to ensure we can be satisfied that the requirements of Condition 3 have been met."

The discharge of condition 6 was previously refused by application Y/58/21/DOC on the grounds that no such evidence of future inspections or supervision of no-dig installations within the RPA's was provided. However, it is accepted that the wording of this condition does not require such information and therefore it was incorrect to refuse Y/58/21/DOC.

The condition is therefore fully discharged provided that the tree protection measures are maintained throughout the duration of the site's construction.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning