

30 Carlton Crescent, Southampton SO15 2EW



Planning Department
Arun District Council
1 Maltravers Road
Littlehampton
West Sussex
BN17 5LF

25th November 2020

Our Ref: 16021
Your Ref:

Dear Sir / Madam,

Discharge of Condition 8 for Outline Planning Permission Y/1/17/OUT

Site Address: Bonhams Field, Main Road, Yapton, West Sussex, BN18 0DX

Original Proposal: Outline Application with some matters reserved for the erection of 56 No. dwellings with associated open space and creation of new access. This application is a Departure from the Development Plan and affects the character and appearance of the Yapton (Main Road) Conservation Area.

We are pleased to enclose the following details relating to pre-commencement Condition 8 for the outline planning consent at Bonhams Field.

This application is made on behalf of our client Seaward Properties Ltd who will be implementing the development, also in accordance with the Reserved Matters approval **Y/1/17/OUT**

Please see attached **Location Plan 18076-S101 Rev A** showing the site area for this application which seeks to provide details reserved by Condition 8.

Condition 8 Tree Protection Measures

Prior to the commencement of construction all tree protection measures, and ground protection measures are to be inspected by Arun District Council's Arboricultural Officer to ensure that it is in accordance with the Tree Protection Measures set out by the Tree Protection Plan. A schedule of site monitoring / supervision visits and reporting procedures should be submitted and approved in writing ahead of any works commencing on site.

If there is deemed to be a need for any utility service route connections to bisect retained tree Root Protection Areas/Zones, then the Arboricultural Method Statement should set out this would be achieved without adverse impact upon existing trees.

Reason: To ensure the retention and maintenance of trees and vegetation, before any works commence on site, which is an important feature of the area in accordance with policy GEN7 of the Arun District Local Plan.

ACD Environmental produced a number of documents in relation to tree protection measures and these were considered during Reserved Matters application. The relevant plans are:



Director: Ian Johnson BSc(Hons), MA., PG Dip. UoC, MRTP
David Jenkins BSc(Hons) TP, Dip TP, Dip EM, MRTP
Exec Consultants: Graham Beck JP, MSA, LL B (Hons), B.A. (Hons), Dip TP, MRTP, MCM
Mark Luken MSA, BSc (Hons) (Hons), Dip TP, MRTP, MCM



- **Arboricultural Impact Assessment and Method Statement"** (ref: SEA20727aia-ams, Rev: B, 21.02.20);
- **the "Tree Report"** (ref: SEA20727tr, Rev: A, 12/12/19); and
- **the "Tree Reference Plan"** ref SEA20727-03C (21.02.20)

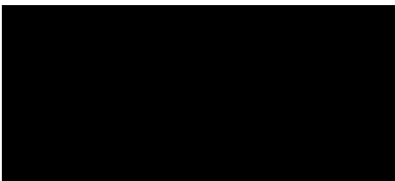
This is further regulated by conditions in the Reserved Matters approval (ADC ref. Y/63/19/RES), namely Condition 2, stating that all activity at the site is to be carried out in strict accordance with the above documents.

Please see submitted alongside this letter photographs of the existing tree and ground protection measures required to discharge the outline consent requirements.

We trust this information will enable Condition 8 to be discharged at the earliest opportunity.

Please do not hesitate to contact me if you have any queries.

Yours sincerely



Ian Johnson MRTPI
Managing Director

