

Luken Beck MDP Ltd
30 Carlton Crescent
Southampton
SO15 2EW

Date: 27th January 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/138/20/DOC

Dear Mr Johnson,

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 ref Y/1/17/OUT relating to Condition No 8 -
tree protection and ground protection measures.
Bonhams Field Main Road Yapton BN18 0DX

Notification regarding the above application:

Condition Number 8

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 how 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.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
The Councils Tree Officer visited the site on 22 January 2021 and found the majority of fencing to be correctly located and 'fit for purpose'. However, he has stated that the following inadequacies need to be rectified before he can be satisfied that some of the higher value trees will be adequately respected and protected throughout the construction phase of approved development:

1. Root protection areas have not been fully respected, with fencing incorrectly positioned adjacent T9,

T32 & T33;

2. Anti-tamper couplers should be installed so that they can only be removed from inside the fence. Some have been on the S site boundary fencing but rarely elsewhere;
3. Many of the required all-weather notices that importantly describe the purpose of the fencing have either not been affixed or have detached. Their absence is notable on the E boundary fencing and around the central hedgerow belt; and
4. Higher value (off-site) trees adjacent the NE corner of the site should be similarly respected as those at the SW corner and protected with default barrier (rigid scaffold framework) to ensure the construction exclusion zone has the best chance of remaining 'fit for purpose' throughout the construction phase of development.

As the condition requires that all tree protection measures & ground protection measures are to be in place prior to commencement and then inspected by the Tree Officer, this condition cannot be discharged at this time. Please therefore resubmit when these additional mitigation measures are in place.

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