

Pallant Homes Ltd
Peregrine House
Ford Lane
Ford
Arundel
BN18 0DF

Date: 26th January 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/168/21/DOC

Dear Mr Van der Wee,

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 reference Y/121/19/PL relating to Condition Nos 6 - hedgerow mitigation, 9 - pre-commencement site meeting, 12 - foul drainage, 13 - Construction & Environmental Management Plan, 14 - contamination and 15 - bat method statement/mitigation strategy.

The Steddles North End Road Yapton BN18 0DT

Notification regarding the above application:

Condition Number 9

Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a PRE-COMMENCEMENT Site Meeting is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert or other designated competent person representing the site owner(s) - at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the (Tree) Retention and Protection Plan, dwg. no. 1892-02.

Reasons: To comply with BS5837 and 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 because it is necessary to ensure that trees are fully protected before the ground is disturbed and works commence.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

This condition requires that prior to commencement, a meeting is to take place with the Councils Tree Officer to check that all protective fencing and ground protection measures are fit for purpose and in

accordance with the agreed tree protection scheme.

You have stated that the Councils Tree Officer was invited to but did not attend a meeting on the site. On this basis, the requirements of the condition have not been fulfilled. Please also note that this condition does not specify that anything needs to be submitted to the Local Planning Authority for approval in writing so in practice it is also not possible to formally discharge the condition. It is recommended that you re-approach the Tree Officer to arrange a visit and subject to this taking place, and any deficiencies being resolved, the condition would be considered discharged.

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