



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Philips Surveyors LLP
78 Lower Street
Pulborough
RH20 2AA

Your Ref: Y/52/17/DOC

Please ask for:

Mr S Davis

11 October 2017

Dear Mr M Brockhurst

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of details imposed under planning permission Y/5/16/PL relating to
Condition 3 (Surface water drainage scheme), 4 (Landscaping scheme), 5 (Tree/root protection & 6
(materials of walls and roofs)
Longacre Maypole Lane, Yapton,

Notification regarding the above application:

Condition Number 5

No development including site access, demolition or associated construction activities, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected by a fence in accordance with BS5837 (2012) and Section 9, to be approved by the Local Planning Authority for erection around each tree, group of trees and vegetation to a distance of 15m or to the Root Protection Area (RPA) as calculated in accordance with Table 2 of BS5837 (2012) to be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and spreading of top soil unless agreed by the Local Planning authority. There must be no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without prior written approval of the Local Planning Authority.

No trenching should occur within the protective fencing surrounding the Root Protection Area. If however there is no alternative but to locate the services then its encroachment into the Root Protection Area must be kept to a minimum and where the roots should be exposed using compressed air technology, such as the air spade to reduce damage caused by mechanical methods. If roots requiring severance to allow for the passage of services is necessary then an arboriculturist would be required to assess and determine whether the loss of the roots would be detrimental to the continued health and stability of the affected tree.

Reason: To ensure the retention and maintenance of trees and vegetation 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 **APPROVE details reserved by this condition**
The tree protection details as shown on Drawing PJC/4366/17/A "Tree Constraints and Retention Plan" has been agreed by the Councils Tree Officer and it has subsequently been docdeci

confirmed with photographic evidence that the protection measures are in place.

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the trees will continue to be protected throughout the construction of the site.

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