

[REDACTED]

From: Slingo, Bradley [REDACTED]
Sent: 16 March 2017 17:20
To: Lucy Harding
Cc: Claire Potts; Kennett, Darren; Wright, Aaron; Goodwill, Stuart
Subject: RE: Westergate, Hook Lane - AL/107/16/RES

Hi Lucy,

Please find attached the revised EMMP pertinent to condition 14.

I will await any comments from the Arb Officer with regards to condition 6.

Thanks & Kind Regards,

Brad Slingo



Bradley Slingo
Assistant Technical Project Manager

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From: Lucy Harding [REDACTED]
Sent: 16 March 2017 15:16
To: Slingo, Bradley <[REDACTED]>
Cc: Claire Potts [REDACTED]; Kennett, Darren [REDACTED]; Wright, Aaron [REDACTED]; Goodwill, Stuart [REDACTED]
Subject: *Ext: RE: Westergate, Hook Lane - AL/107/16/RES

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Bradley,

Thank you for your update.

I am now aware of the TPO situation and understand that correct consent is in place for the removal of the oak tree the subject of a TPO under a 5 day Notice. Condition 23 has also been discharged and therefore we would expect you to adhere to the requirements of the Archaeological Written Scheme of Investigation. What does concern me however, is the risk that is involved with the preparatory works you are undertaking as of today, with regards to ecology and general tree impact. Conditions 6 and 14 are yet to be satisfied and discharged and therefore you are in breach of planning control.

Condition 14: Ecological Mitigation and Management Plan

As communicated with Aaron Wright, the Ecological Mitigation and Management Plan (EMMP) June 2016 requires updating to include the outcome/evidence relating to bat emergence surveys and any associated recommendations. It transpires that the Ecologist at WYG, and author of the EMMP document, approached our Ecologist directly to resolve the issue, however in order for Condition 14 to be formally discharged, the EMMP needs to be updated accordingly and then submitted to the planning authority. An email exchange between a sub-consultant and our Ecologist stating that a scheme is satisfactory does not mean that it is a green light for development to commence. This cannot take place until the appropriate condition has been discharged.

Condition 6: Arboricultural Impact Assessment and Method Statement:

I am yet to receive comments from our Arboricultural Officer who is now aware that works have begun on site today. Should comments come back that require further information to be submitted, this must be through the planning authority and not directly with the Arboricultural Officer, because such details will not be formally discharged and you will be in breach of planning control.

Should any further works be carried out on site before conditions 6 and 14 have been formally discharged, then the planning authority may be required to commence enforcement action, particularly where there is a risk of harm to ecology and trees.

Regards,
Lucy



From: Slingo, Bradley [REDACTED]
Sent: 16 March 2017 10:27
To: Lucy Harding
Cc: Claire Potts; Kennett, Darren; Wright, Aaron; Goodwill, Stuart
Subject: RE: Westergate, Hook Lane - AL/107/16/RES

Hi Lucy,

I was informed by Aaron Wright that you wanted a summary statement with the ecological/archae/arb works that are due to take place over the next few weeks. I have drafted the below, outlining the key tasks and time frames. I hope this is what you are looking for and if you need any other information, please do not hesitate to contact me.

16/03/17:

- Tree felling to T1-C1 to the front of property named Oakdene – Supervised by Ecological Consultant. We have approval from Bernie Harverson email dated 09.03.17
- Tree stump removal for T1-C1 – Weather dependant
- Low level trees and shrubs to be cut down to ground level (GL) G9-C1
- Low level trees and shrubs stump/root removal for G9-C1 – Weather dependant
- Netting to ancillary out building due for demolition – To prevent any birds nesting within
- Removal of ivy to ancillary buildings – Subject to no asbestos
- Hedgerow at the rear of Oakdene to be cut down to GL

WC 20/03/17: (TBC)

- WYG to confirm if entire site can be trimmed down to 150mm at this date – reduce likelihood of ground nesting birds

27/03/17: (TBC)

- Tree protection fencing to be erected for demolition and balance of site

27/03/17 - 03/04/17:

- 150mm destructive search of field/site – To displace reptiles

29/03/17 – 28/04/17

- Archaeological investigation of site including trenching and trial pits – Refer to WSI submitted

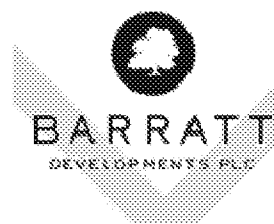
Planning Consent Received:

- Pruning to trees T4-A1, T5-B1, T6-A1 as per arboriculture report – To be supervised by Ecological Consultant
 - Can these works be conducted prior to receipt of planning consent of RM due to reduce likelihood of nesting birds? WYG/Arun DC to confirm.

If you have any questions, please do not hesitate to contact me.

Thanks & Kind Regards,

Brad Slingo



Bradley Slingo

Assistant Technical Project Manager



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