

[REDACTED]

From: Simon Davis
Sent: 21 October 2020 15:55
To: 'Natalie McKellar' [REDACTED]
Cc: Kerry Simmons [REDACTED]
Subject: RE: Springfield, Hook Lane - AL/64/20/PL

Hi Natalie,

I confirm receipt. I have asked Mark to comment. I can't confirm yet but I am pretty confident he will agree this so we can take to Nov Ctte.

Simon

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Natalie McKellar [REDACTED]
Sent: 19 October 2020 14:40
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Kerry Simmons [REDACTED]
Subject: RE: Springfield, Hook Lane - AL/64/20/PL

Dear Simon,

Further to the email below and our ongoing discussions regarding the protection of trees at Springfield I attach an updated Arboricultural Impact Assessment & Method Statement to accompany the application. This has been updated as per Mark's comments in terms of the drainage channel to the north-eastern corner of the site.

I would be grateful if you could confirm receipt of this document and update us on whether the application will now proceed to committee with an officer recommendation to approve.

Kind regards,
Natalie

Natalie McKellar MA MRTPI
Senior Planner



RIBA



PLANNING

15 West Pallant, Chichester, West Sussex, PO19 1TB

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 13 October 2020 18:30
To: Natalie McKellar [REDACTED]
Cc: Kerry Simmons [REDACTED]
Subject: RE: Springfield, Hook Lane - AL/64/20/PL

Dear Natalie,

I have spoken with Mark and he suggests either of two things:

- (1) You amend the Method Statement to make it implicit that exploratory excavation will be carried out and if roots are present along the drainage channel line then directional drilling to take place; or
- (2) You take a new drainage run in a northerly direction (not quite straight north) and aim to bisect the RPAs of onsite T18 and offsite T21.

Mark states his preference is (1) but would be happy with either. I trust this assists.

Simon.

Simon J Davis MRTPI
Principal Planning Officer
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From: Natalie McKellar [REDACTED]
Sent: 13 October 2020 11:22
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Kerry Simmons [REDACTED]
Subject: RE: Springfield, Hook Lane - AL/64/20/PL

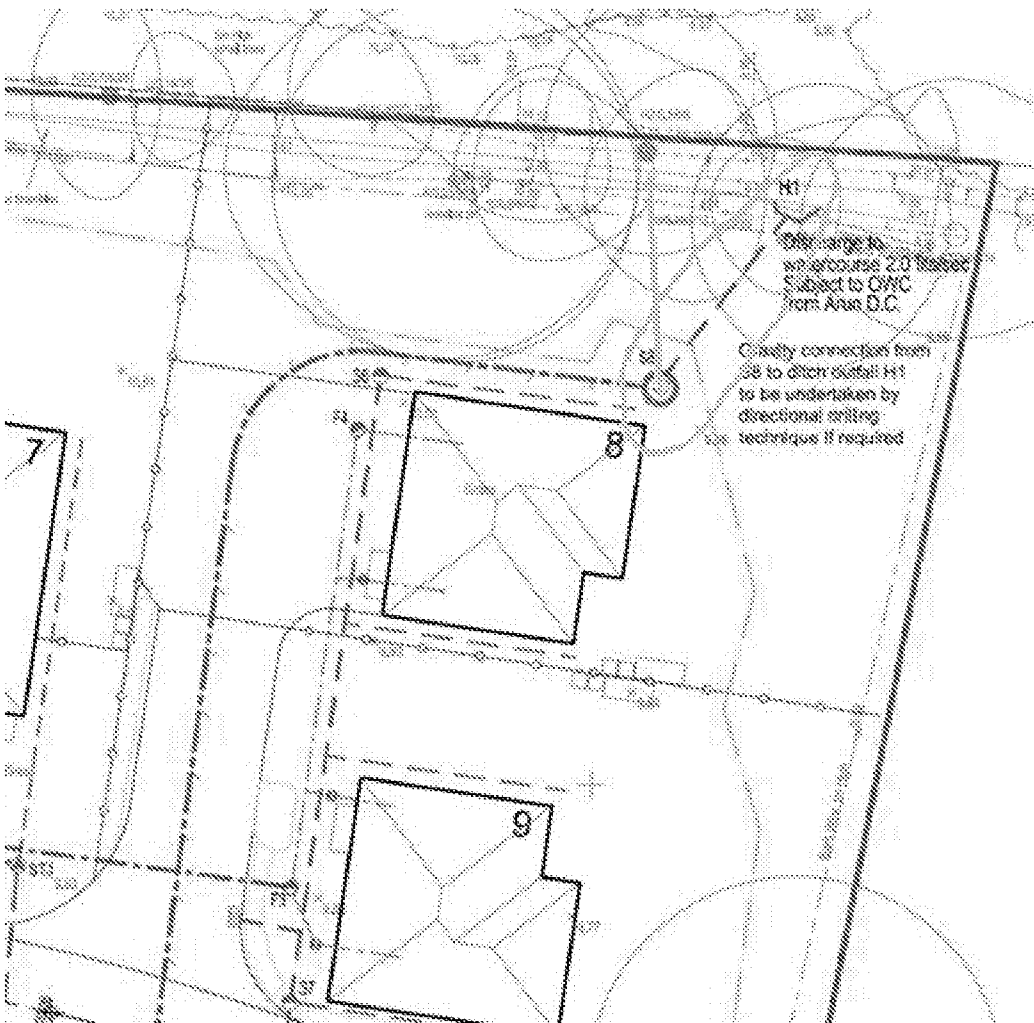
Hi Simon,

Further to your email below we would appreciate it if you could give us some guidance in terms of Mark's comments regarding the currently shown indicative drainage scheme, as this appears to be the final issue needing to be resolved.

Mark stated in his consultee reply in relation to drainage, as follows:

The Engineering Details Drainage Strategy for the site as illustrated (dwg. no. 602-01, Rev C) is broadly respectful of retained trees and their growth potential, with the obvious exception being chosen route of surface water discharge to the north boundary watercourse and construction of headwall – both within the RPA of retained (off-site?) mature Cypress T21. Directional drilling technique is proposed 'if required'. I say it is necessary unless exploratory excavation findings permit standard trenching. All that to be set out in the required Arboricultural (Impact Assessment &) Method Statement. ***Might it not be easier to take a more northerly route from manhole S8 and avoid significant tree's (T18 & T21) RPA altogether,*** subject to suitable ground levels (gravity connection)?

I have highlighted the relevant part regarding the suggested re-routing of the drainage run as whilst we appreciate the drainage is currently shown heading north-east from manhole S8 and would be within the edge of the RPZ of T21 (circled in orange) if we move the drainage run to a more northerly position from S8 (orange arrow) as suggested this would encroach more within the RPZ of T18, which I believe is a Category B tree (T21 being a C category tree). We are keen to work with you to make revisions and at present the drainage scheme is only indicative however we want to make sure any changes address Mark's concerns in order to present the application with the best chance of success before Committee. As such we would be grateful for any comments you may have in this regard.



Kind regards,
Natalie

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 07 October 2020 17:05
To: Natalie McKellar [REDACTED]
Cc: Kerry Simmons [REDACTED]
Subject: RE: Springfield, Hook Lane - AL/64/20/PL

Hi Natalie,

Mark has provided his comments. As you can see, two of the points are resolved but his concern about drainage remains. I put this back to you in case there is anything you could do/provide that would attempt to resolve this last point to Mark's satisfaction. This latest scheme is clearly the least impacting on trees of the three applications so far and we may be able to support the application even with this last point unresolved. But it would be helpful if you can at least consider and either make changes or say why you cannot. Can you respond by next Wednesday if possible. If later, then we may need to agree a small Extension of Time.

On a separate point, we have not had any comments from the Parish. I note that it was to be discussed at their Meeting of the 8th September but I have not received anything from them (which is odd because they did email me re another application heard at the same meeting) and there are no minutes on the website. I wouldn't want to put this through delegated if the Parish have agreed an objection therefore I have just emailed the Parish Clerk to ask.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Natalie McKellar [REDACTED]
Sent: 02 October 2020 13:37
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Mark Warwick <Mark.Warwick@arun.gov.uk>; Kerry Simmons [REDACTED]
Subject: Springfield, Hook Lane - AL/64/20/PL

Dear Simon,

Further to your email dated 21st September I attach a copy of the revised Arboricultural Impact Assessment and Method Statement to accompany this application at Springfield, Hook Lane as requested.

We have considered Mark's request for an upfront planting schedule, and would propose that this is information that can be required and controlled by a standard pre-commencement condition in the usual way.

In terms of the comments regarding drainage, as demonstrated by drawing no. 602/01 Rev C prepared by Kazy's Narbutas Consulting, the surface water storage tank has been specifically sited outside of any tree protection areas to the southern site boundary and as such adequately safeguards the retained trees.

Once you have had an opportunity to consider this we would appreciate your further feedback as we are keen to understand whether the application is now capable of receiving officer support.

Kind regards,
Natalie