

[REDACTED]

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From: Amanda Scholes **On Behalf Of** Planning.Responses
Sent: 28 September 2018 12:49
To: Amber Willard
Subject: FW: AL/82/18/LDO

Hi Amber

As well as forwarding this to scanning, should I take it as CONSULTATION RESPONSE and log on Ocella.
Mandy

From: Mark Warwick
Sent: 28 September 2018 12:03
To: Amber Willard
Cc: Planning.Responses
Subject: RE: AL/82/18/LDO

Amber

Thank you for your email, detailing the criteria to assist with determining my response.

I attended site on September 24th. The following documents submitted by the applicant were of particular interest and inform my response:

1. Design and Method Statement, Grove Design UK, 26th July 2018
2. Tree Report, Round Top Trees Ltd
3. Existing Site Layout, Grove Design UK, Dwg.no. 18-07-GD-217-01A-DA, July 2018
4. Proposed Site Layout, Grove Design UK, Dwg.no. 18-07-GD-217-02A-DA, July 2018
5. Proposed Water Storage Tanks, Grove Design UK, Dwg.no. 18-08-GD-217-09, August 2018

Observations

- There is a long line of established, high-quality laurel hedge within the grounds of Brethrens Gospel Hall and adjacent the site's west boundary. This is under 3rd party ownership and provides valuable screening. Further to the north along the same boundary which tracks west the vegetation comprises a number of high quality small trees and shrubs. Although the proposed development does not appear to involve any incursion into their Root Protection Area (RPA) as defined within the British Standard 5837:2012, there is a risk of contamination of above ground parts (small branches and foliage) from dust and particulate deposition during groundworks and traffic movement. Some form of screening would be advisable to limit that effect and discourage direct impact from heavy plant.

- There are several small but established *Rosaceae* trees (*Malus/Pyrus/Prunus* spp.) off to the side and rear of 4 Aldingbourne Nurseries. These are not of high quality and ought not to be a complicating factor during development of the site. I would not object to their removal although recommend their retention if at all possible.
- The dominant tree line along the site's boundary with Nyton Road consists predominantly of Leyland cypress of varying form and quality, notable more for its group value in screening and sheltering the site. Within the tree line are a number of Italian alder which need not be subject to the same extent of height reduction (as proposed) and would have some visual amenity.
- There is a group of silver birch at the south-east corner of the site which may be under 3rd party ownership. One of these (stem diameter est.550mm) is mature and in good condition with fine form. They have not been identified within this proposal and so no clear plan to protect these trees exist. The larger specimen is an outlier of the impressive birch tree linear group which grows alongside the driveway leading up to Limmer Pond House.
- No obvious RPA incursion (ground excavation) has been proposed, although I cannot be sure of this in the absence of a detailed tree survey schedule and Tree Constraints Plan which overlays the site proposal.

Conclusions

- The applicant will need to submit a Tree Protection Plan (TPP), which describes measures that will be 'fit for purpose' and meet the requirements of British Standard 5837:2012, to respect and protect trees that may be adversely affected during site re-development. This refers predominantly to the dominant tree group along the Nyton Road boundary and the group of birch trees at the south-east corner.
- In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the application is also accompanied by an Arboricultural Method Statement (AMS) -- to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.
- Development including enhancement/alteration to existing hard surfaces/compacted ground is proposed, including the provision of car parking areas - but yet to be specified in detail. The development as proposed is achievable without causing significant harm to valuable trees, although it has not yet been satisfactorily demonstrated that this will be achieved and therefore the application in its current form does not meet the criteria for an exception.

Recommendations

- As it stands, I would have to lodge an **Objection** to this scheme. On receipt of a satisfactory TPP and written confirmation that RPA incursion will not occur; I ought then to be in a position to recommend approval.

Regards,

Mark

From: Amber Willard
Sent: 05 September 2018 15:06
To: Mark Warwick
Subject: AL/82/18/LDO

Hi Mark,

I have an application AL/82/18/LDO at Aldingbourne Nurseries . It's a new type of application whereby it extends PD rights to people within agricultural businesses.

They basically have to meet criteria within a table for the development to be considered permitted development.

1 part of the criteria states that:

' No part of the development will be permitted within 15m of existing hedge or tree planting on the unit boundary or where landscape planting is required.'

Exceptions – 'the proscription in respect of the 15m offset will be subject to modification in circumstances whereby following the submission of an appropriate tree survey, it can be demonstrated that the development element proposed poses no hazard to existing or proposed root zones. '

Basically if the development is within 15m then details have to be submitted to say there will be no harm to the tree planting. There is already existing development there however to meet criteria they have submitted a Tree Survey.

I was wondering if you would be able to look at it and provide a consultation response. As it's a new application, a standard consultee letter has not yet been set up, hence why I'm emailing.

If you have any questions or need more information let me know.

Thank-you!

Amber Willard

Amber Willard | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37445 | External: +44 (0) 1903 737500 Ext: 37445 | E-mail: <mailto:amber.willard@arun.gov.uk>

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.