

From: Simon Davis
Sent: 03 August 2022 10:09
To: Chris Pope [REDACTED]
Subject: RE: AW/104/22/PL 8 Gossamer Lane, Aldwick

Dear Chris,

I can agree that. Our Tree Officer has not responded to the consultation. If he does before the legal agreement is completed then I may need to discuss this aspect with him but I will not be chasing for his advice.

Simon.

Simon J Davis MRTPI
Principal Planning Officer, Directorate of Growth
T: 01903 737874
E: simon.davis@arun.gov.uk
Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Chris Pope [REDACTED]
Sent: 03 August 2022 09:51
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: AW/104/22/PL 8 Gossamer Lane, Aldwick

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Dear Simon

I have just re read this and it should say and the western gate pier of the eastern access point),

Regards Chris

Chris Pope RIBA

Pope Stevens Architecture Ltd



2 Beech Avenue
Chichester
West Sussex
PO19 3DR

From: Chris Pope [REDACTED]
Sent: 03 August 2022 09:41
To: 'Simon Davis' <Simon.Davis@arun.gov.uk>
Subject: RE: AW/104/22/PL 8 Gossamer Lane, Aldwick

Dear Simon

Yes we are in agreement with those conditions and No.7 as well.

The wording may need amending to say...

(excepting in respect of alterations to the western access point, and the western gate pier of the western access point),

It shouldn't affect the tree roots or grass as the wider access is constructed on the current wall line.

Many thanks Chris

Chris Pope RIBA

Pope Stevens Architecture Ltd



2 Beech Avenue
Chichester
West Sussex
PO19 3DR

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 02 August 2022 17:20
To: Chris Pope [REDACTED]
Subject: RE: AW/104/22/PL 8 Gossamer Lane, Aldwick

Dear Chris,

Thanks for your prompt reply.

Provided the works to the boundaries do not require planning permission in their own right (i.e. if they are PD) then these could be carried out independently of the permission and the conditions. However, we need to be mindful that the eastern access may affect trees covered by the TPO and that there may be protected slow worms along the southern boundary. That being said I can agree to some changes to the conditions (see the changes in bold below):

(4) All activity at the site is to be carried out in strict accordance with the approved Arboricultural Report by Jonathan Rodwell Cert Arb L4(ABC); TechArborA (March 2022)

If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

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 (**excepting in respect of alterations to the western access point**), a PRE-COMMENCEMENT Site Meeting is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert 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 Protection Plan which forms Appendix 7 of the Arboricultural Report by Jonathan Rodwell.

A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert may be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.

(5) Should it be necessary to **clear the southern part of the site inside the boundary wall** where it contains the tussock grassland as identified by the submitted Preliminary Ecological Appraisal (20/03/22) then this shall be carried out in accordance with a precautionary method statement which must be submitted to and approved in writing by the Local Planning Authority prior to such works taking place.

You may also wish to note that I am proposing the following non-PC condition:

(7) No development above damp proof course (DPC) level shall take place unless and until details (including materials, design, height) of (a) the new boundary between the dwelling and the existing house and (b) the alterations to the front boundary wall within the application site have been submitted to and approved in writing by the Local Planning Authority and the new dwelling shall not be occupied until such boundaries have been erected/altered. The new site boundaries must also be planted with new native hedgerows (with fruiting species).

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer, Directorate of Growth
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E: simon.davis@arun.gov.uk
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Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Chris Pope [REDACTED]
Sent: 02 August 2022 16:30
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: AW/104/22/PL 8 Gossamer Lane, Aldwick

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Dear Simon

Thank you for your message regarding the conservation officers comments.

I can confirm that the existing Eastern pillar of the right hand gate (when viewed from Gossamer Lane) will not be changed or moved in any way. The left hand pillar will be widened by approx 1m and will reuse the original material so as to match the current gatepost as far as possible. The reason for the widening is to improve the visibility and access into the drive.

Regarding the pre commencement conditions we are generally in agreement with these but would like to carry out the work to the drive ways/wall to improve access before the actual Dwelling is constructed.

Is it possible for the gate widening to be carried out without the conditions 4 & 5 having been cleared? This work will not affect the tussock grass or trees.
It may be that the applicant sells the site as a building plot but would like to establish the widened access in advance of this.
The future owner would then need to clear the conditions before they start construction.

Regards Chris

Chris Pope RIBA

Pope Stevens Architecture Ltd
[REDACTED]

[REDACTED]

2 Beech Avenue
Chichester
West Sussex
PO19 3DR

From: Simon Davis [mailto:Simon.Davis@arun.gov.uk]

Sent: 01 August 2022 18:30

To: [REDACTED]

Subject: AW/104/22/PL 8 Gossamer Lane, Aldwick

Dear Mr Pope,

Our Conservation Officer has stated the following: *"It would appear that the existing (right hand) gate pier to the eastern access point, matches one found within the (Grade II Listed) Old Place development walling. It is recommended that this be retained in position as part of the alterations to the access points. Likewise, the remainder of the existing walling, whilst clearly modern, makes a positive contribution to the street-scene, and every attempt should be made for any alterations and new work to match the existing."*

I note that the gate pier falls within the blue not the red edge but can you confirm that no changes are proposed to the existing eastern access so that the pier can remain as is. I believe this to be the case but just need confirmation.

Please note that I intend to recommend this for approval once the legal agreement has been completed. You will also note that I sent across our proposed pre-commencement conditions last week.

Kind Regards

Simon J Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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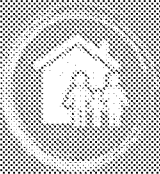
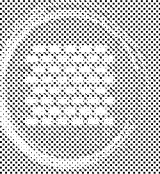
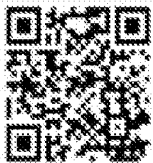
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