

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 15 November 2019 10:13
To: Planning Scanning
Subject: FW: 19309 Crete Nurseries - A/104/19/RES Pre Commencement Condition

From: Andrew Wood [REDACTED]
Sent: 15 November 2019 10:00
To: Planning.Responses [REDACTED]
Subject: FW: 19309 Crete Nurseries - A/104/19/RES Pre Commencement Condition

[REDACTED]

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
[REDACTED]

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Richard Sloman [REDACTED]
Sent: 15 November 2019 09:59
To: Andrew Wood [REDACTED]
Subject: RE: 19309 Crete Nurseries - A/104/19/RES Pre Commencement Condition

Dear Andrew

We agree to the wording I set out in my email below.

Kind regards

Richard Sloman BA, Dip Arch, RIBA

Director

Nye saunders
chartered architects

3 Church Street, Godalming, Surrey, GU7 1EQ
[REDACTED]

Registered in England and Wales. Registration number: 7435882

Please Note: The information contained in this email is confidential and may be legally privileged. If you are not the intended recipient, you must not read, use or disseminate this information. If this email has been sent to you in error, please delete all copies and any attachments and please also inform us by return email and we will ensure that your details are removed as applicable. Although this email and its attachments are believed to be free of any virus or any other defect which might affect any computer or IT system into which they are received and opened, it is the responsibility of the recipient to ensure that they are virus free and no responsibility is accepted by Nye Saunders Ltd for any loss or damage arising in any way from receipt thereof.

From: Andrew Wood [REDACTED]
Sent: 15 November 2019 09:57
To: Richard Sloman [REDACTED]
Subject: RE: 19309 Crete Nurseries - A/104/19/RES Pre Commencement Condition

Can you agree to that wording of the pre-commencement condition?

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
[REDACTED]

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Richard Sloman [REDACTED]
Sent: 15 November 2019 09:55
To: Andrew Wood [REDACTED]
Subject: 19309 Crete Nurseries - A/104/19/RES Pre Commencement Condition

Dear Andrew

Thank you for your swift response – I think the wording of the condition you suggest is slightly contradictory towards the end of the first paragraph – can I suggest the following subtly changed wording?

Before the site is occupied or any machinery is introduced to the site or demolition work with the exception of the removal of the asbestos roofs to the existing stables and store or construction work or alterations to existing ground levels takes place 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 the line of the tree protection fencing and its construction details and the extent and type of ground protection measures will be agreed to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and will be erected and positioned exactly as shown on the Tree Protection Plan, ref. EE: 2017-06-080, 20th September 2017.

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

Kind regards

Richard Sloman BA, Dip Arch, RIBA

Director

3 Church Street, Godalming, Surrey, GU7 1EQ
[REDACTED]

Registered in England and Wales. Registration number: 7435882

Please Note: The information contained in this email is confidential and may be legally privileged. If you are not the intended recipient, you must not read, use or disseminate this information. If this email has been sent to you in error, please delete all copies and any attachments and please also inform us by return email and we will ensure that your details are removed as applicable. Although this email and its attachments are believed to be free of any virus or any other defect which might affect any computer or IT system into which they are received and opened, it is the responsibility of the recipient to ensure that they are virus free and no responsibility is accepted by Nye Saunders Ltd for any loss or damage arising in any way from receipt thereof.

From: Andrew Wood [REDACTED]
Sent: 15 November 2019 09:13
To: Richard Sloman [REDACTED]
Subject: RE: 19309 Crete Nurseries - A/104/19/RES Pre Commencement Condition

Richard,

Could you agree to the following wording of the pre-commencement condition by return of email?

Before the site is occupied or any machinery is introduced to the site or demolition work with the exception of the removal of the asbestos roofs to the existing stables and store or construction work or alterations to existing ground levels takes place 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 the line of the tree protection fencing and its construction details and the extent and type of ground protection measures will be agreed 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, ref. EE: 2017-06-080, 20th September 2017.

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

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
[REDACTED]

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Richard Sloman [REDACTED]
Sent: 14 November 2019 17:15
To: Andrew Wood [REDACTED]
Cc: Wayne Stutchbury [REDACTED]
Subject: 19309 Crete Nurseries - A/104/19/RES Pre Commencement Condition

Dear Andrew

Thank you for the letter setting out a pre-commencement condition for tree protection – we have a few comments to make which are relevant to the condition as follows:

- We need to carry out the removal of the asbestos roofs to the existing stables and store, prior to our actual construction works on site. This work will not involve any heavy machinery and is not in any of the areas where any consideration to existing trees need to be made, and any vehicles involved would use the already existing concrete road. Can we suggest the proposed condition is amended to omit this limited demolition work?
- The ground protection measures relating to the oak tree in the garden of the existing house will not become evident until the existing road makeup is removed as outlined in the Arboricultural Method Statement Addendum and will be undertaken under the arboricultural watching brief. Whilst we can agree the measures at the proposed pre-commencement meeting, we will not have been able to undertake the works necessary to establish the protection until we have started on site. Accordingly, can we amend the condition to state 'at this meeting the extent of the tree protection measures will be agreed'?
- Likewise, in an effort to ensure complete compliance with the Tree Officer, can we amend the condition to state 'at this meeting the line of the tree protection fencing should be agreed'?
- The current wording of the condition as pre-commencement, seems to contradict the apparent need to have carried out works on site to put up the tree protection measures.

We are very keen to ensure that the retained trees on site are protected during the works, but need to ensure that it is possible to comply with the requirements of the condition. We would be very happy to discuss the wording of the condition with you or the tree officer in order to reach an acceptable conclusion.

Kind regards

Richard Sloman BA, Dip Arch, RIBA

Director

<image001.jpg>

3 Church Street, Godalming, Surrey, GU7 1EQ

Registered in England and Wales. Registration number: 7435882

Please Note: The information contained in this email is confidential and may be legally privileged. If you are not the intended recipient, you must not read, use or disseminate this information. If this email has been sent to you in error, please delete all copies and any attachments and please also inform us by return email and we will ensure that your details are removed as applicable. Although this email and its attachments are believed to be free of any virus or any other defect which might affect any computer or IT system into which they are received and opened, it is the responsibility of the recipient to ensure that they are virus free and no responsibility is accepted by Nye Saunders Ltd for any loss or damage arising in any way from receipt thereof.

From: Richard Sloman

Sent: 14 November 2019 15:17

To: Wayne Stutchbury <[REDACTED]>

Cc: Daniel Burton <[REDACTED]>

Subject: 19309 Crete Nurseries - Pre Commencement Condition

Dear Wayne

I have added my additions to the condition wording in red below. With regard to your last point about agreeing the line of the tree protection fencing with the tree officer – this would seem to conflict with the intention of the condition which is to allow the tree officer to inspect the tree protection measures that are in place as set out in the tree report. We could suggest a second meeting, but this does seem a little unnecessary.

Before the site is occupied or any machinery is introduced to the site or demolition work, with the exception of the removal of fibre cement roofing sheets to the existing stables and store building, or construction work or alterations to existing ground levels takes place a PRECOMMENCEMENT 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, with the exception of those relating to the existing road which can only be established upon removal of the existing road, 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, ref. EE: 2017-06-080, 20th September 2017.

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

Let me know if you agree with the above.
Kind regards

Richard Sloman BA, Dip Arch, RIBA

Director

<image001.jpg>

3 Church Street, Godalming, Surrey, GU7 1EQ



Registered in England and Wales. Registration number: 7435882

Please Note: The information contained in this email is confidential and may be legally privileged. If you are not the intended recipient, you must not read, use or disseminate this information. If this email has been sent to you in error, please delete all copies and any attachments and please also inform us by return email and we will ensure that your details are removed as applicable. Although this email and its attachments are believed to be free of any virus or any other defect which might affect any computer or IT system into which they are received and opened, it is the responsibility of the recipient to ensure that they are virus free and no responsibility is accepted by Nye Saunders Ltd for any loss or damage arising in any way from receipt thereof.

From: Wayne Stutchbury

Sent: 14 November 2019 12:50

To: Richard Sloman

Cc: Daniel Burton

Subject: Re: 19309 Crete Nurseries - Pre Commencement Condition

Hi Richard

Thanks for your email.

Whilst we are happy for a pre-commencement meeting to be a condition of approval, we do have a couple of issues/suggestions.

- We want to carryout the removal of the asbestos roofs to the existing stables and store, prior to our actual construction works on site. This work will not involve any heavy machinery and is not in any of the areas where any consideration to existing trees need to be made. Accordingly, can we suggest the proposed condition is amended to omit demolition work?
- The actual ground protection measures will not become evident until the existing road makeup is removed, all of which will be undertaken as part of the watching brief. Whilst we can agree the measures at the proposed meeting, we will not have been able to undertake the works necessary to establish the protection until we have started on site. Accordingly, can we amend the condition to state 'at this meeting the extent of the tree protection measures will be agreed'?
- Likewise, in an effort to ensure complete compliance with the Tree Officer, can we amend the condition to state 'at this meeting the line of the tree protection fencing should be agreed'?

Apologise if this is a bit pedantic, but I do not want to agree to something that is contradictory and not actually possible.

Please give me a call should you wish to discuss.

Regards

Wayne Stutchbury
Director
Countyoak Homes Ltd

[REDACTED]

On 14 Nov 2019, at 11:51, Richard Sloman [REDACTED] wrote:

Dear Wayne

I have received the attached letter from Arun District Council proposing a pre-commencement condition requiring a meeting on site between Arun's tree officer and the tree consultant – if you are happy with the wording I can respond to ADC and accept the condition, which should allow the RMA application to be approved, if you wish to suggest an alternative wording to the condition or disagree with its imposition do let me know.

Kind regards

Richard Sloman BA, Dip Arch, RIBA

Director

<image001.jpg>

3 Church Street, Godalming, Surrey, GU7 1EQ

[REDACTED]

Registered in England and Wales. Registration number: 7435882

Please Note: The information contained in this email is confidential and may be legally privileged. If you are not the intended recipient, you must not read, use or disseminate this information. If this email has been sent to you in error, please delete all copies and any attachments and please also inform us by return email and we will ensure that your details are removed as applicable. Although this email and its attachments are believed to be free of any virus or any other defect which might affect any computer or IT system into which they are received and opened, it is the responsibility of the recipient to ensure that they are virus free and no responsibility is accepted by Nye Saunders Ltd for any loss or damage arising in any way from receipt thereof.

<A_104_19_RES20191114112568904.pdf>

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
