[redacted]

From: Mark Warwick
Sent: 21 August 2018 09:36
To: Anita Gardner
Cc: Juan Baeza
Subject: RE: URGENT - RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Anita

I will attend site tomorrow and send my report to you by the end of this week.

Mark

Mark Warwick | Tree Officer, Greenspace, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD
Internal: 37974 | External: +44 (0) 1903 737974 | E-mail: mark.warwick@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk Save the environment - think before you print.

From: Anna Gillings [redacted]
Sent: 20 August 2018 15:43
To: Juan Baeza; Emma Patchell
Cc: Anita Gardner; Mark Warwick; Sam Rous; michael.roseveare@tlp.uk.com
Subject: RE: URGENT - RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Dear Mark and Anita

Following previous discussions, we have now undertaken the tree protection measures on the site, as shown on the photos below. I would highlight that as there is a current doremouse survey ongoing the tree protection measures are slightly more than that orginally submitted, as we didn't want to disturb the shrub at this time. I attach a plan of the measures, which can be used for the purpose of discharge of the conditon. In essense the trees are now protected to an even greater degree.

I would also highlight that the works were overseen by our arb consultant (the same ocmpany who are undertaking the dormice survey) –

Michael Roseveare
Associate Director
The Landscape Partnership
[redacted]

Mark – Could I ask you to pop over to the site to confirm this is acceptbale (although I attach a couple of photos for ease) and then both conditons can be discharged. We are keen to commence in early September with the demolition and hence a sign off this week or next would be most helpful.

ARUN DIST

From: Emma Patchell [redacted]
Sent: 16 August 2018 15:37
To: Juan Baeza
Cc: Neil Crowther; Anita Gardner; Mark Warwick; Anna Gillings
Subject: RE: URGENT - RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering
Importance: High

Dear Juan

Further to my email below of 31st July.

Can you please advise if the condition application for Broadlees has now been registered? This was submitted on the 23rd July, over three weeks ago. In terms of condition 7 and the CMP, highways have already advised that the details are acceptable. Please can this be registered and a decision issued asap?

For your information, the protective tree fencing is currently being erected on site and should be complete tomorrow. Therefore inspection can take place early next week.

Kind regards

Emma Patchell
Senior Planner

Gillings Planning

[redacted]

Gillings Planning

Please note that my working days are Monday – Thursday

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From: Emma Patchell
Sent: 31 July 2018 16:35
To: 'Juan Baeza' <Juan.Baeza@arun.gov.uk>
Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>; Mark Warwick <Mark.Warwick@arun.gov.uk>
Subject: RE: URGENT - RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

From: Emma Patchell [redacted]
Sent: 31 July 2018 10:35
To: Juan Baeza
Cc: Neil Crowther
Subject: FW: URGENT - RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Dear Juan

Further to my email of 23rd July regarding the re-submission of condition details.

Can you advise if the approval of conditions application has been registered?

I have received the email below from Steven Shaw who advises that the CMP details submitted are acceptable. Please can you confirm this and issue a decision for this aspect of the application?

Please note that the tree works are not going to be started on site now until the 13th August and should hopefully be complete by 29th August. I will keep you updated regarding this.

Kind regards

Emma Patchell
Senior Planner

Gillings Planning

[redacted]

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From: Steven Shaw [redacted]
Sent: 31 July 2018 08:54
To: Emma Patchell [redacted]
Subject: FW: URGENT - RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Emma,

Sorry for not responding sooner to your email I have been on annual leave.

From: Anna Gillings [redacted]
Sent: 11 June 2018 16:45
To: Neil Crowther
Cc: Emma Patchell; Timothy Bloomfield; Planning
Subject: RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Dear Mr Crowther

I refer to the trail of emails below regarding an application for the approval of details reserved by condition at the site of Broadlees, Dappers Lane (A/23/18/DOC). Unfortunately, despite several emails and voice messages to the Planning Officer, Timothy Bloomfield, we have been unable to enter into any helpful discussions. As you can appreciate this is very frustrating for my client especially given the amount of time the conditions have been submitted. I therefore write to you, as the Group Head of Planning – however if my query would be more appropriate directed elsewhere, I would be grateful if you could advise.

I set out below a summary of the position.

Details in relation to condition 7 (Construction Management Plan) and 19 (Tree Protection Measures) were originally submitted in February 2018 with later details provided in April 2018. I am also concerned by the way condition 19 has been interpreted thus far (by the Planning Officer and the Arboriculturalist) and would appreciate a discussion regarding this matter. It is my understanding that previous Arboricultural comments have not been followed up by the current case officer in relation to tree protection measures.

For reference a copy of condition 19 is detailed below:

No development including site access, demolition or associated construction activities, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected by a fence in accordance with BS5837 (2012) and Section 9, to be approved by the Local Planning Authority for erection around each tree, group of trees and vegetation to a distance of 15m or to the Root Protection Area (RPA) as calculated in accordance with Table 2 of BS5837 (2012) to be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and spreading of top soil unless agreed by the Local Planning authority. There must be no

materials, temporary buildings, plant machinery orsurplus soil shall be placed or stored thereon without prior written approval of the LocalPlanning Authority.

No trenching should occur within the protective fencing surrounding the Root Protection Area. If however there is no alternative but to locate the services then its encroachment into the Root Protection Area must be kept to a minimum and where the roots should be exposed using compressed air technology, such as the air spade to reduce damage caused by mechanical methods. If roots requiring severance to allow for the passage of services is necessary then an arboriculturist wouldbe required to assess and determine whether the loss of the roots would be detrimentalto the continued health and stability of the affected tree.

My reading of the condition is that it requires details to be submitted in writing, and then adherence, for the purposes of discharge rather than physical inspection of these measures in place. However the tree officer's advice is that as no vegetation clearance has taken place and no protective fencing has beenerected, the condition has not be complied with.

A tree protection plan was submitted which has beenconsidered acceptable by the tree officer but is required to be implemented with a follow up pre-commencement meeting to take place on site (see attached comments). While the client is agreeable to erecting the fencing and organising a pre-commencement meeting, this is not a requirement of the condition. The wording of the condition only requires it to be agreed in writing and there is no requirement for the fencing to be inspected on site. In any case, the wording of the condition also seems to prevent site access,and therefore access to the site to erect protective fencing, prior to any agreement inwriting, would breach the condition. However, your clarification on this point would be appreciated.

You will note that I have agreed a time extension until 13th June but in the interim I would very much appreciate a conversation with Officers, to determine a positive way forward. I look forward to hearing from you.

Kind regards

Anna Gillings

Managing Director
Gillings Planning

[redacted]

<image001.jpg>

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From: Anna Gillings
Sent: 08 June 2018 19:07
To: Timothy Bloomfield <Timothy.Bloomfield@arun.gov.uk>
Cc: Emma Patchell <[redacted]
Subject: RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Hi Tim

As you will appreciate this is frustrating for my client on the basis of the length of time the conditions have been submitted.

I therefore agree an extension until next Wednesday13th June, but please could you contact us to discuss in advance of that. My colleague Emma will be available if I am not.

We look forward to speaking.

Regards

Anna Gillings

Managing Director
Gillings Planning

[redacted]

<image002.jpg>

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From: Timothy Bloomfield <Timothy.Bloomfield@arun.gov.uk>
Sent: 07 June 2018 12:10
To: Emma Patchell [redacted]
Subject: RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Dear Emma,

Further to my email to Anna Gillings dated 23/5/18 condition 19 has not been complied with at this stage and the Consultant Arboriculturalist is unable to sign it off.

I have chased highways on condition 7 and asked them to expedite their response.

I suggested an extension of time to 29/6/18 which represents a more realistic timescale to discharge the relevant conditions.

Kind regards,
Tim Bloomfield
Senior Planning Officer
Arun District Council
([redacted]

From: Emma Patchell [[redacted]
Sent: 07 June 2018 10:42
To: Timothy Bloomfield
Cc: Sam Rous; Anna Gillings
Subject: RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Dear Timothy

Further to my previous email of 31st May, Anna's email of 25th May and my telephone message this morning. Please could you advise of any update regarding thestatus of the conditions? I understand from Anna's previous emai that a time extension has been agreed but only until Friday 8th June.

The condition details have been submitted for sometime and so it would be good to resolve as quickly as possible please.

I look forward to hearing from you.

Kind regards

Emma Patchell
Senior Planner

Gillings Planning

[redacted]

<image003.jpg>

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From: Emma Patchell
Sent: 31 May 2018 15:11
To: Timothy Bloomfield <Timothy.Bloomfield@arun.gov.uk>
Cc: Sam Rous [redacted]nna Gillings [redacted]
Subject: RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Dear Tim

Further to Anna's email below, are you able to please provide an update to the queries raised?

Kind regards

Emma Patchell
Senior Planner

Gillings Planning

[redacted]

<image003.jpg>

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From: Anna Gillings
Sent: 25 May 2018 14:59
To: Timothy Bloomfield <Timothy.Bloomfield@arun.gov.uk>
Cc: Sam Rous [redacted]; Emma Patchell [redacted]
Subject: RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Hi Tim

Thanks for picking this up.

I attach an email train between myself and Ross, and the tree officer. Our reading of the condition was that if the details are acceptable, they do not need to be inspected on site,

and the revised details submitted on the 26th April should resolve any detailed concerns. Ross indicated he had re-consulted the Tree Officer Do you know this the case?

On the CMP, could you chase the highways team againplease? Its not a controversial document and they have had it since submission backin March so Im hopeful it should be a quick response now.

Would it be possible to chase them along please? Asthey conditions have been in for some time, I suggest we agree an extension until Friday 8th June 2018.

Please do give either myself or my colleague Emma acall with any queries. We look forward to hearing from you.

Kind Regards

Anna Gillings

Managing Director
Gillings Planning

[redacted]

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From: Timothy Bloomfield <Timothy.Bloomfield@arun.gov.uk>
Sent: 23 May 2018 14:27
To: Anna Gilling[redacted]
Subject: RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Dear Anna,

Thank you for your email. I have recently taken over this application and can provide the following update.

With regard to condition 19 the following comments have been received from the Council's Consultant Arboriculturist:

" This site is overgrown and in a wild and impenetrable state with dense vegetation