

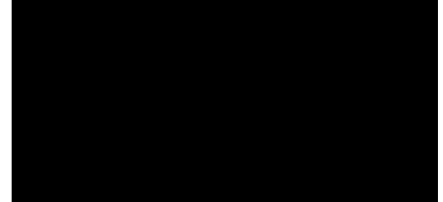
1720/04-210101
PP- 09400773

8 January 2021

Planning Department
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

FUTURE
PLANNING AND DEVELOPMENT

2 Wardrobe Place
London EC4V 5AH



Dear Sir/Madam

Application under Section 73 of the Town and County Planning Act 1990 for variation of Condition 1 of A/38/20/PL at Quiet Waters, Roundstone Lane, Angmering, BN16 4AX

Future Planning and Development provide planning advice to our client Gold Angmering) Limited. On behalf of our client, we are pleased to enclose an application for the variation of Condition 1 of planning permission A/38/20/PL for *“Variation of condition 2 imposed under A/81/18/RES relating to approved plans pertaining to proposed site layout, proposed site landscape layout, proposed materials layout, Plots 15-18 external stair sections & approved unilog sections & elevations.”* approved 26 June 2020.

Condition 1 relates to the approved plans and was previously amended under application A/81/18//RES. As the development proceeds, post development amendments are required to further refinements of the approved scheme are, which aims to improve the overall quality of the development.

The application has been submitted via the Planning Portal (reference PP-09400773) and is supported by the following drawings and documents:

- Post Development Tree Assessment (Nicholas Jones Consultants Ltd)
- Tree Removal Plan NJCL 252-1B
- Detailed Landscape Proposals 2903/1 H
- Proposed Site Layout 1006-Ang101 Y
- Proposed Site Landscape Layout 1006-Ang106 J

Proposed Changes

It is proposed to undertake post development works to trees at the site. The application includes a Post Development Tree Assessment and Post Assessment Tree Plan. Specifically, the following works are proposed:

T16 - Leyland cypress - Remove easternmost tree (partially windthrown) leaning over the adjacent garden space

T18 & T19 - Sycamore - Remove lateral growth over the boundary back to the line of the boundary fence
T21 - Leyland cypress - Remove lateral growth over the boundary back to the line of the boundary fence
T38 - Goat willow - Reduce and reshape by 30% and remove dead wood
T40 - Sycamore - Cut hard back to the boundary
T41 - Cherry - Cut hard back to the boundary
T43 - Cherry - Crown lift to approximately 3.5m above ground level
T44 - Cherry - Cut hard back to the boundary
Uncategorised - Sycamore - Cut hard back to the boundary
T53 - Norway maple - Fell to ground level and replace with 1no. Norway maple (Acer platanoides) 12-14cmg
T54 - London plane - Remove dead wood and raise crown by removing secondary growth only to a height of 4.5m above ground level
T59 - Blue atlas cedar - Remove dead wood and storm damaged sections. Reshape the lateral branches as required to achieve of tree of natural form
T62 - Norway maple - Remove dead wood and reshape the lateral branches as required to achieve of tree of natural form

Many of the above works are considered to be standard tree maintenance, however felling is proposed for T16 (non TPO) and T53 (TPO). The application proposes required remedial works to the trees, following the completion of development on site. The trees were initially assessed in July 2017 by Ramsay & Co prior to the application for the approved development.

The assessment undertaken in July and October 2020 concluded that T16 (non TPO) was partially windthrown and leaning over the adjacent garden space and required to be removed. In addition to the assessment of T16 during the intervening period the condition of one of the trees initially highlighted for retention had declined.

Specifically, T53, subject to TPO/A/1/17. Initially considered as a B category tree in line with the guidance provided in British Standard 5837:2012 Trees in relation to design, demolition and construction recommendations, this tree has now declined to such an extent that the tree is now considered as a U category. Consequently, the tree is recommended for removal and replacement with a new Norway Maple.

Given the condition of T16 and T53, the removal of both trees will not result in a loss of value or character of the trees, particularly those under the existing TPOs.

Variation of Condition

The applicant is seeking to amend Condition 1 as follows (amended plans in red):

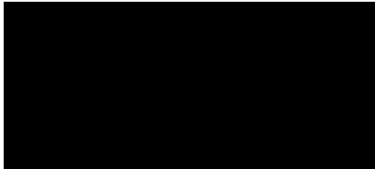
“The development hereby approved shall be carried out in accordance with the following approved drawings and submitted materials:

Detailed Landscape Proposals Dwg.no. 2903/1 Rev H dated December 2020
Proposed Site Layout Dwg.no. 1006-ang101 Rev Y dated December 2002
Proposed Site Landscape Layout Dwg.no. 1006-Ang106 Rev J dated December 2020
Tree Removal Plan NJCL 252-1B dated January 2021

Proposed Materials Layout DWg.no. 1006-Ang102 Rev S dated 09/03/2020
Plots 15-18 external stairs sections DWg.no. 1006-Ang118 Rev A dated 21/02/2020

We look forward to receiving your confirmation that the details are acceptable and that the application has been validated. Should you require any further information please do not hesitate to be in contact.

Yours sincerely



Laura O'Brien
Consultant