

Sandra Edwards

From: Julie Grieves on behalf of Planning.Responses
Sent: 26 October 2017 10:03
To: Planning Scanning
Subject: FW: Email 3: South of Water Lane, Angmering
Attachments: A.99.17.OUT.2.pdf

Consultation please

From: Michael Eastham
Sent: 25 October 2017 20:27
To: Planning.Responses
Subject: FW: Email 3: South of Water Lane, Angmering

Please upload on Ocella.

Thanks,

Michael

From: Bernie Harverson [REDACTED]
Sent: 25 October 2017 19:47
To: Michael Eastham
Cc: Richard Martin; Joe Russell-Wells; Sue Howell
Subject: RE: Email 3: South of Water Lane, Angmering

Sad to report that they have gone backwards rather than made any progress with the layout!
Best regards,

Bernie Harverson
(Acting Tree Officer -Greenspace)

From: Michael Eastham [REDACTED]
Sent: Monday, October 23, 2017 10:52 AM
To: 'Bernie Harverson' [REDACTED]
Subject: FW: Email 3: South of Water Lane, Angmering

Hi Bernie,

Please find attached the amended Arboricultural Method Statement (AMS) for Land South of Water Lane, Angmering (A/99/17/OUT).

Thanks,

Michael

From: Zoe Knott [REDACTED]
Sent: 23 October 2017 10:14
To: Michael Eastham
Cc: Natasha Bullen
Subject: Email 3: South of Water Lane, Angmering

Hi Michael,

Please find attached the AMS.

Please confirm receipt of all 3 documents.

Many thanks,

Zoe

Zoe Knott
Senior Planner

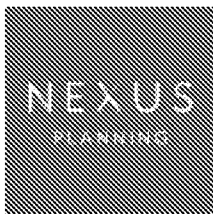
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Planning Officer: Michael Eastham

Planning Application: Seeking advice on an **OUTLINE** planning application for this site for 175 residential units

Reference: **A/99/17/OUT (2)** *Current Comments in blue typeface*

Location: Land south of Water Lane, Angmering

Comments:

- The applicants employed **the PJC Consultancy back in July 2016** to undertake a tree survey and then prepare an Arboricultural Impact Assessment PJC/3874/15-02 to support this Outline Application inclusive of Tree Constraints Plan 3874/16/A – Rev01. the Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- They also commissioned **the PJC Consultancy back in July 2016** to prepare an Arboricultural Method Statement PJC/3874/15-03 & Tree Protection Plan 3874/16/A – Rev01.

Conclusions:

- The accuracy of the tree survey and root protection data submitted in support of this outline application is acceptable and I agree with the gradings allocated to trees & groups therein.
- However, despite there being an Illustrative Masterplan 1911/PO3 Rev E in existence in June 2016 the AMS report does not reference this document and is very generic in nature and furthermore the Tree Protection Plan is not acceptable because it has to be drawn onto the masterplan base so that I can assess the true impact that it will have on the retained trees – instead it is drawn onto the red line site boundary drawing.
- *The current Tree Protection Plan has now been drawn onto a version of the Masterplan but unfortunately the one they have chosen to use is not up to date and the revisions to the layout are not shown on it so I cannot accept this for assessment. I also question the validity of preparing a very detailed Tree Protection Plan for an outline application – inappropriate in my view as it should only come in to accompany a detailed layout at a later date.*
- In my review of the Illustrative Masterplan 1911/PO3 Rev E I note that in Plot 175 it shows a large garden area and no access out onto Weavers Hill and yet the PJC AIA says that it will be necessary to remove the good young specimen Oak T37 – I cannot see the justification for this!
- *We are now on Illustrative Masterplan 1911/PO3 Rev E and Plot 175 now has a huge dwelling on it which directly threatens the future of T37 Oak (which I have recommended for a TPO) – I am not happy with this juxtaposition.*
- Plot 171 & 172 place pressure on two young Lime trees in Grp 31 and whilst I note that they suggest the removal of one of these trees the other one is proposed for retention and this would be under immediate pressure to be ‘pruned or felled’ given that it is a young tree with significant growth potential for the future.
- *Nothing has changed with the new layout and these two trees (recommended for TPO) remain under pressure and I am not happy with this juxtaposition.*
- Further to this the access drive and parking bays will overlap the RPA of another retained Lime in this group and yet this is not mentioned in the AMS report?

Recommendations:

- Whilst I find that the base tree survey data submitted in support of this outline application is acceptable the levels of tree retention are not acceptable and inaccurate and misleading information is supplied. Certain feature trees that should in my view be better respected and afforded room to grow will be under pressure to be ‘Pruned or Felled’ as a direct result of development proposals.
- This layout does not therefore fully comply with the requirements of BS5837 as it does not seek to retain the best trees and ensure that those that are to be retained are afforded due respect and appropriate levels of protection and room to grow into such that their ongoing health and vitality is not compromised and they can continue to enhance the landscape and amenity of this area.

- I therefore register an **OBJECTION** to the current proposals and propose that a TPO is made to afford better protection to the significant mature Oak T29 and also the young trees for the future Oak T37 and the five Limes in Grp 31.
- All of the above comments still apply and if anything the current layout Rev G is worse and I sustain my **OBJECTION** and would not recommend this to go through under the proviso of Conditions until I am satisfied that the layout can be made to work with the existing tree content.

A solid black rectangular box used to redact the signature of the Consultant Arboriculturist.

Consultant Arboriculturist