

From: Mark Warwick
Sent: 19 March 2019 14:06
To: Simon Davis
Cc: Planning.Responses
Subject: RE: BN/52/18/DOC Lake Lane, Barnham.

Simon

Please find attached my latest comments/observations, following revision of the Arboricultural Impact Assessment (Tree Protection – Method Statement).

Regards,

Mark

From: Simon Davis
Sent: 13 March 2019 09:59
To: Planning.Responses
Cc: Mark Warwick
Subject: FW: BN/52/18/DOC Lake Lane, Barnham.

Please see aCtion Sheet

Mark – please advise whether now acceptable.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Nicholas Lack [REDACTED]
Sent: 12 March 2019 18:09
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: BN/52/18/DOC Lake Lane, Barnham.

Dear Simon

Please find attached an amended AIA report relating to the above, with new text added as per Mark Warwick's recommendation. On behalf of the applicant would you please substitute this under the application.

Lizard Landscape are due on site this Thursday to discuss the tree protection measures.

Kind regards
Nicholas Lack
Studio Lack Ltd

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 05 March 2019 16:18
To: 'Nicholas Lack'
Subject: FW: BN/52/18/DOC

Dear Nicholas,

I have just received this Tree response.

I can also confirm that I receipted the box of materials this morning.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Mark Warwick
Sent: 05 March 2019 16:15
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BN/52/18/DOC

Simon

Please find attached my comments for your consideration.

Regards,

Mark

Mark Warwick | Tree Officer, Greenspace, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West
Sussex, PO21 1LD
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Planning Officer: Simon Davis

Planning Application Ref: BN/52/18/DOC

Location: Land East Of Toll Cottage, Lake Lane, Barnham, PO22 0AD

Description of works: Application for approval of details reserved by conditions imposed on planning permission BN/69/16/PL relating to conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15 & 16

Comments on Application:

- This report relates specifically to the application for discharge of condition 3 – *‘No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The supervision and monitoring shall be undertaken in strict accordance with the approved details. The scheme shall include details of:*

a) A pre-commencement meeting between the retained arboricultural consultant and the local authority Tree Officer and personnel responsible for the implementation of the approved development - primarily to inspect the erected Protective Fencing to verify that it is as shown on the submitted Tree Protection Plan and is also of the desired quality and 'fit for purpose' in accordance with BS5837:2012 recommendations; and

b) Timings, frequency & methods of site visiting and an agreed reporting process to the Local Planning Authority.

Reason: To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policy GEN7 of the Arun District Council Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to protect the trees prior to commencing any building works.’

- I have relied on the following document to provide us with the reassurances sought within this condition: **Arboricultural Impact Assessment and Tree Protection - Method Statement, Lizard Landscape Design, 31st August 2018, Rev: 03.**

Para.4.16 of the above report partially addresses part a) but importantly omits any mention of the Local Authority Tree Officer being required to attend the pre-commencement meeting to inspect the installed tree protection measures.

Para.5.4 of the above report partially addresses part b) but omits any mention of the agreed reporting process. This ought to take the form of an auditable system of monitoring with supporting photographs where necessary and to be sent (preferably by electronic mail) to the local planning authority.

- The above omissions are now included in revised *Arboricultural Impact Assessment and Tree Protection - Method Statement, Lizard Landscape Design, 12th March 2019, Rev: 04.*

Conclusions:

- As it stands, I am unable to recommend ‘signing off’ for this condition.
- I am now able to recommend we discharge this condition.

Recommendations:

- The small but essential omissions identified above should be included in a revised document and submitted once again for our approval.

Mark Warwick

Tree Officer / Parks and Greenspace Team