

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 November 2017 09:00
To: Planning Scanning
Subject: FW: 1 Upper West Drive, Ferring - FG/162/17/PL
Attachments: FG.33.17.PL.2.pdf

From: Anita Gardner
Sent: 27 November 2017 08:52
To: Planning.Responses
Subject: FW: 1 Upper West Drive, Ferring - FG/162/17/PL

Please treat as a consultee response

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

[Redacted]
Sent: 26 November 2017 21:19
To: Anita Gardner
Cc: Richard Martin; Joe Russell-Wells; Sue Howell
Subject: RE: 1 Upper West Drive, Ferring - FG/162/17/PL

Anita,
My further comments on the new data submitted in support of this application.
Best regards,

Bernie Harverson
(Acting Tree Officer -Greenspace)

[Redacted]
Sent: Friday, November 24, 2017 9:57 AM

[Redacted]
Subject: FW: 1 Upper West Drive, Ferring - FG/162/17/PL

Bernie,
Following your comments on the above application. The additional information has been submitted by the agent.
Can I have your revised comments please?
Thanks
Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



From:

Sent: 20 November 2017 09:13

To: Anita Gardner

Subject: 1 Upper West Drive, Ferring - FG/162/17/PL

Dear Mrs Gardner,

I refer to the current planning application for a proposed small dwelling in the rear garden of No.1 Upper West Drive in Ferring (FG/162/17/PL). I have noticed that the application has received several objections to the proposals and I would like the opportunity to respond to the points raised.

I have therefore attached a second statement that covers these points and I have also included an Arboricultural report from Phillip Ellis with regard to the protected tree. If you would like any further information or like to discuss the proposals then please do not hesitate to contact me.

Yours sincerely

Carl Moore
Atterbury Moore Associates

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

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Planning Officer: Anita Gardner

Planning Application Ref: FG/162/17/PL {2} Current comments in red typeface

Location: 1 Upper West Drive, Ferring

Description of works: Demolition of existing detached garage & erection of 1 No dwelling

Comments On Application:

- There is a very fine specimen of a mature Sycamore in the verge outside which is the subject of a TPO.
- Some details have been provided but by an Architect and not an Arboricultural Expert hence there is no AMS & Tree Protection Plan nor a Method Statement & Tree Protection Plan submitted in support of this application.
- The footprint of the new building will be well within the Root Protection Area of this tree and will therefore require to be justified and the impacts of any root damage mitigated.
- An Arboricultural Report by Phillip Ellis Ref: UPDR/122/17 has been submitted for my review.
- A tree survey schedule has been submitted which accords with the principle requirements of BS5837 but I disagree with the majority of the data and gradings included within it.
- This tree is not over-mature it is in its prime and mature.
- This tree is taller than 9m.
- There is a discrepancy between the data shown on the Appendix A tree survey schedule and that included within the Appendix B Root Protection Schedule -- in the TS is recorded as 770mm diameter and in the RPS it is recorded as 1070mm. This will need to be checked and verified as it has a significant impact on the size of the RPA.
- I would question the radial spreads recorded which I believe to be understated.
- I would assess this tree to have a life expectancy that exceeds 40 years not 10-20 as recorded.
- This tree is in good condition.
- This tree is definitely of A grading not C as recorded. Borne out by the fact that the Condition comments record no significant defects and the Action column records No Action being required so why is it of low C grading?
- At 6.1 it says undertake pruning works if recommended -- I see nowhere that it states that pruning is required and yet the plan clearly shows the branches overhanging the footprint of the existing garage and the new building that is proposed. How are they going to erect scaffolding and construct this building without pruning back the canopy. This brings into play another factor in that no sunlight and shading data has been provided and no mention made of same in the report and yet the tree will be hard up against the building line on the east side of same? This brings into play yet another issue for me in that if this tree has to be pruned to even build the property let alone keep it clear of same in the future then this is 'pressure to prune or fell' and confirms my fears in this respect.
- Pile & Beam foundations might well prove to be a way of minimising the impact of development on tree roots BUT I see no evidence of cross section drawings having been submitted to show the existing and proposed levels to prove that this technique is suitable here and that a 'NO Dig' solution can be applied with an above ground formed pile cap and supporting ground beams.
- Point 2. Under Appendix E is not acceptable as any excavation work this close to a mature tree would result in significant root damage so a 'No Dig' solution is sought here.

Conclusions:

- The applicants Architects report has acknowledged that the RPA overlaps the footprint of the new build but has simply said that a 'suitable foundation system will minimise the damage to the existing root system'.
- However, one key element is missing in that the protective fencing is shown to be hard up against the new building and in this position it would hinder the construction process.
- The submitted report does not give me any confidence that this building can be constructed without significant damage to the root system and future 'pressure to prune or fell' due to its close proximity.

Recommendations:

- This is a very tight site indeed to work on and squeeze what is proposed in very close to this fine tree.
- No mention has been made of levels differences across the site.
- There is also the issue of having a new building within close proximity to the crown of a large mature tree where light restriction to habitable rooms is bound to be a factor. It is highly likely that there would be 'pressure to prune or fell' if this layout were approved.
- In the absence of any supporting arboricultural information I have no confidence that this can be built without causing significant damage to the root system and crown of the Sycamore -which would undermine the TPO'd trees health and visual amenity value.
- I therefore recommend a **REFUSAL** for this application.
- The four bullet points above have not been answered to my satisfaction so I sustain an **OBJECTION** to the proposals with a recommendation to **REFUSE**.

Bernie Harverson

Consultant Arboriculturist