

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 08 December 2020 08:29
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: R/197/20/OUT Croft Works

Please scan as EOT confirmation

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
E: anita.gardner@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Adam King [REDACTED]
Sent: 02 December 2020 20:22
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: R/197/20/OUT Croft Works

Hi Anita,

Yes I am agreeable to this. Lizard are preparing further information to satisfy the Tree Officers late comments.

Kind Regards,

Adam King BA (Hons) BArch RIBA
Director

ECE Architecture

ECE has secured resolution to grant planning permission for one of BoKlok's first UK residential schemes in Worthing. Click [here](#) to find out more.



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ECE Architecture Limited, Registered in England No 02060026, Registered Office Anula House, Crescent Road, Worthing, West Sussex BN11 1QP

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 02 December 2020 19:06

To: Adam King

Subject: RE: R/197/20/OUT Croft Works

Hi Adam,

We will need to agree an EOT to allow time for the issues to be addressed. Will you be agreeable to an extension of time on the application until 18-12-2020? However If the application needs to go to Committee a longer EOT will be required.

Regards

Anita Gardner

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Principal Planning Officer,
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From: Adam King

Sent: 30 November 2020 18:24

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: R/197/20/OUT Croft Works

Hi Anita,

Thanks for your email.

It is a bit frustrating given the time elapsed that these comments have only now been received – this was a reason for refusal as a direct consequence of the Tree Officers comments and I would expect this to have been given earlier

consideration. We had understood that the Lizard response would be enough to confirm that there is no effect on the off-site trees. This seems very much like a tick box exercise in order to absolve the Tree Officer of any liability.

I have put an urgent enquiry into Lizard to ask how long it will take to provide the basic information required in point 1. I do not believe point 2 will be necessary based on Lizard's previous comments given we are demolishing a building that is much closer and moving the scheme 10m further away from the current foundations.

I will come back to you as soon as possible.

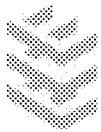
Thanks.

Kind Regards,

Adam King BA (Hons) BArch RIBA
Director

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 30 November 2020 17:53

To: Adam King

Subject: RE: R/197/20/OUT Croft Works

Dear Adam,

The tree officer has provided his response and recommends the following:

1. The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Impact Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' – with the trees accurately plotted on same.
2. In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) and also most importantly a Tree Protection Plan – to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.

Please can you advise how long you anticipate it will take to provide this additional information?

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529

E: anita.gardner@arun.gov.uk



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From: Adam King [REDACTED]
Sent: 19 November 2020 12:25
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: R/197/20/OUT Croft Works

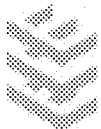
Thanks for your response Anita. I will wait to hear.

Kind Regards,

Adam King BA (Hons) BArch RIBA
Director

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 19 November 2020 12:24
To: Adam King [REDACTED]
Subject: RE: R/197/20/OUT Croft Works

Hi Adam,

The response from engineers, landscape and tree officer are still awaited. Since impact on trees formed a reason for refusal last time I will need to consider his response before I can confirm if there are any issues preventing a positive recommendation.

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
E: anita.gardner@arun.gov.uk



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From: Adam King [REDACTED]
Sent: 18 November 2020 19:12
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: R/197/20/OUT Croft Works

Hi Anita,

I've been keeping an eye on the application correspondence received, and see that we are nearly at the end of the consultation period.

I haven't seen anything that would require any changes to the proposal given the previous decision and the changes that have been made, along with the tree and bat information provided to resolve the previous reasons for refusal.

I would in particular note that WSCC Highways raise no objection and that the Parish Council fundamentally misunderstand the approved use and acceptable traffic associated with this use. There is clearly no highway issue here and this was not raised as a reason for refusal in the previous application.

Could you let me know if there are any concerns from your side at this stage that we may need to address? We are keen to resolve any issues that may be a barrier to gaining a consent in early December.

Thanks.

Kind Regards,

Adam King BA (Hons) BArch RIBA
Director

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