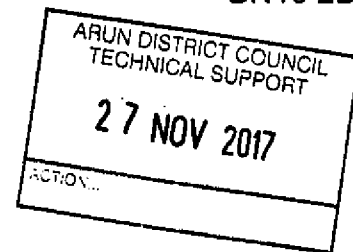


Woodvale
12 Bushby Avenue
Rustington
West Sussex
BN16 2BZ

Arun District Council
Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



26 November 2017

Dear Sirs,

R/248/17 – OBJECTION

SUMMARY

1. Overall the application:

- 1.1 fails to specify clearly the precise scope of works and nature of their proposed performance;
- 1.2 fails to evidence any objective justification for the requested works; and
- 1.3 proposes works which will interfere with an adjacent bat roost.

REPETITIOUS APPLICATIONS

2. This application is the third application in relation to this tree this year by Mr John either in his personal capacity or through the medium of companies in which he is the principal shareholder and director and the controlling party. These applications are:

- R/157/17/T - to remove suckers
- R/205/17/T - to undertake pruning work
- R/248/17/T - the current application to undertake additional pruning work and sucker removal

3. It is unclear as to:

- 3.1 why the applications have all been made separately;
- 3.2 any need for the newly proposed works; and
- 3.3 the existence of any identifiable plan or purpose in relation to the aggregate of the various works.

4. Similar applications were also made in 2009 and 2014 by or at the apparent instigation of Mr John:

- 4.1 2009 - R/24/09/T- application for similar works. This was refused on the following basis:

"The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The tree surgery proposed in the application would result in excessive reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality, in conflict with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan."

Nothing has materially changed since that refusal

- 4.2 2014 - R/207/14/T – application for similar works.

In this case approval was only given retrospectively after the works were undertaken. Such works were undertaken by Arun District Council without any explanation or notice to residents. It is not clear at whose request or on what basis the works were requested as Arun District Council has neither any interest in the tree nor any adjoining property. Nor is it explicable as to why Arun DC carried out the works at all. However the records on file indicate that these works were again requested by Mr John.

NO CLEAR ENVIRONMENTAL OR OTHER EVIDENCED REQUIREMENT FOR THE PROPOSED WORKS

5. The tree continues to be a significant feature in the local landscape and to be in adequately sound and healthy condition.
6. The current application does not make clear the nature of any problem caused by tree which justifies any interference with it and thus the proposed works appear wholly unnecessary.

VAGUENESS OF PROPOSED WORKS

7. The current application does not make clear:

7.1 the precise works being requested and the proposed method and process of their execution; nor

7.2 whether such works are supplemental to or in place of previously approved works in 2017.

8. Further the new application does not address the conditions imposed under approved application R/205/17/T in relation to the maximum branch length to be removed and the need to undertake such work via "cherry picker"

IMPACT ON ADJACENT BAT ROOST

9. Any works to the tree by means of cherry picker machinery is likely to interfere with an adjacent Himalayan Cedar (*Cedrus Deodara*) tree to the east of the sycamore tree. There is evidence of a bat roost in that tree and the tree is also protected by a TPO.

"REMOVAL OF SUCKERS"

10. The current application refers to sucker removal from the base of the tree on its northern face. As evidenced by the photograph exhibited to the application there are no suckers remaining as the applicant has already undertaken such works under approval R/157/17/T.
11. The applicant makes no convincing justification for any additional works to that part of the tree nor are they described clearly.
12. Any additional works to the base of the tree would inherently cut into the trunk of the tree and cause significant damage to the tree.
13. The location of such proposed works is neither on the applicant's property nor does it overlap the applicant's property thus the applicant has not made out any justifiable or necessary reason for the works.
14. Any such works need to be justified on a clear basis which exceeds the interests of:
 - 14.1 the ongoing health and well being of the tree;
 - 14.2 the surrounding environment; and
 - 14.3 the proprietorship rights of the owners of the tree and the land to the north of the tree
15. Any access to the tree or land of adjoining property owners would require the consent of such owners.

