

[REDACTED]

From: David Fuller [REDACTED]
Sent: 27 July 2020 12:04
To: Zac Denton <Zac.Denton@arun.gov.uk>

[REDACTED]

Subject: Re: R/62/20/HH - Smugglers - Garage

Dear Zac,

Given that Mark has explained in his email that he will review the information quickly once received, if we provide by the end of this week can we agree an extension until next Friday 7th?

Kind regards

David

David Fuller BSc (Hons) MRICS
Partner

FULLER ASSOCIATES
Chartered Surveyors • Architectural Design

10 - 11 The Parade
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East Preston
West Sussex
BN16 1NS

[REDACTED]

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On 27 Jul 2020, at 10:03, Zac Denton <Zac.Denton@arun.gov.uk> wrote:

Dear David,

Thank you for your confirming a proposed timescale.

Are you able to agree an Extension of Time until the 14th of August in order to allow for the consideration of these details?

Kind regards,

Zac

Zachariah Denton

Planning Officer

<[image004.jpg](#)>

T: 01903 737500 (37337)

E: zac.denton@arun.gov.uk

Arun District Council, Civic Centre, Maltrovers Rd, Littlehampton, West Sussex, BN17 5LF

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<[image006.jpg](#)><[image008.jpg](#)><[image010.jpg](#)><[image011.png](#)>

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From: David Fuller <[REDACTED]>

Sent: 24 July 2020 13:01

To: Zac Denton <Zac.Denton@arun.gov.uk>

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>; emma Weaver <[REDACTED]>

Subject: Re: R/62/20/HH - Smugglers - Garage

Dear Zac/Juan,

I have only just heard from James Bell who can finalise the information by the end of next week for Mark to review.

Kind regards

David

David Fuller BSc (Hons) MRICS
Partner

<image012.png>

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On 24 Jul 2020, at 07:06, Zac Denton <Zac.Denton@arun.gov.uk> wrote:

Dear David,

In lieu of the email below, are you able to provide a timescale by which you will have the requested documentation?

Following this, I will be requesting an Extension of Time to cover this period, and to allow Mark time to consider the documentation.

Kind regards,

Zac

Zachariah Denton

Planning Officer

<image002.jpg>

T: 01903 737500 (37337)

E: zac.denton@arun.gov.uk

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From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 22 July 2020 17:36
To: 'David Fuller' [REDACTED]
Cc: Zac Denton <Zac.Denton@arun.gov.uk>; Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: R/62/20/HH

Hi David

I have spoken with Zac and our recommendation is that you arrange for further arboricultural information to be provided within a given timescale. That timescale to be agreed with the planning case officer before the decision due date, which I understand is Friday 24th July.

Please read my comments below. That is not a formal response to the application, although it was in preparation for such.

As soon as we have the additional arboricultural information required, it should be a quick and easy exercise for me to submit a formal response to the planning officer.

Kind regards,

Mark

Planning Officer:	Mr Z Denton
Planning Application Ref:	R/62/20/HH
Location:	Smugglers, 4 Botany Close, Rustington, BN16 2BH
Description of works:	Erection of detached garage
Comments on Application:	

- I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources.
- The applicants have employed Arbortrack Systems Ltd to provide a Tree Briefing Note inclusive of a Tree Schedule for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am in agreement with the retention category rating for the only tree affected, a large, mature off-site tree that is the subject of a Tree Preservation Order. This tree has elevated visual amenity value since the unfortunate recent loss of companion Monterey cypress from the applicant's property.
- Notable but tolerable incursion into that tree's Root Protection Area (RPA) is proposed. As such, BS5837:2012 recommends we have an Arboricultural Method Statement (AMS) and also most importantly a Tree Protection Plan (TPP) – to both describe and illustrate the mitigation measures which are to be employed. A briefing note cannot satisfy that requirement.
- The following items will need to be addressed in detail within the above AMS and TPP:
 - RPA overlapping site and beyond footprint of proposed structure to be fenced off to prevent access, storage of materials, contamination risk/compaction.
 - Method of excavation and treatment of exposed roots within excavation. Watching brief may be necessary, especially if structurally important roots are uncovered.
 - Membrane to prevent curing concrete coming into direct contact with exposed/cut root material.
 - Soft landscape proposals - duty to replant with specimen tree as per R/271/19/T, within RPA. How will the garage structure tolerate a tree of high growth potential in

such proximity? Should an alternative front garden location be considered for feature tree planting (*Phyllirea latifolia* or *Quercus ilex*)? Please confirm.

Conclusion:

- The principle of development as described is certainly achievable in arboricultural terms, although there is important information lacking (as described above), such that we cannot be confident the tree will be adequately respected and protected.
- The applicants will need to invite their project arboriculturist to prepare a 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.

Mark Warwick
Tree Officer, Greenspace Team
<image010.jpg>
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E: mark.warwick@arun.gov.uk

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