

From: Anita Gardner
Sent: 07 February 2019 14:49
To: Planning.Responses
Subject: FW: WA/58/18/PL 1 Orchard Way, Walberton: tree retainment construction management plan

Please scan as withdrawal request from agent

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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From: Anita Gardner
Sent: 07 February 2019 14:47
To: [REDACTED]
Subject: RE: WA/58/18/PL 1 Orchard Way, Walberton: tree retainment construction management plan

I acknowledge receipt of your request and will process the application accordingly

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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From: [REDACTED]
Sent: 07 February 2019 14:46
To: Anita Gardner
Subject: RE: WA/58/18/PL 1 Orchard Way, Walberton: tree retainment construction management plan

yes

noel boswijk ba. barch. RIBA
director

nb:architects+ 

UNIT FIVE

level four:south
new england house
new england street
brighton
BN1 4GH

RIBA chartered practice:3288979

From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 07 February 2019 14:43
To: [REDACTED]
Subject: RE: WA/58/18/PL 1 Orchard Way, Walberton: tree retainment construction management plan

Noel,
Are you requesting that the application is withdrawn?
Regards
Anita

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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From: [REDACTED]
Sent: 07 February 2019 14:40
To: Anita Gardner
Cc: [REDACTED]
Subject: RE: WA/58/18/PL 1 Orchard Way, Walberton: tree retainment construction management plan

Anita,

Further to your email 06.02.2019, I can confirm that we wish to retract the application ref: WA/58/18/PL

It is evident that further design development is required.

Regards,

noel boswijk ba. barch. RIBA
director

nb:architects+ 

UNIT FIVE
level four:south
new england house
new england street
brighton
BN1 4GH

RIBA chartered practice:3288979

From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]

Sent: 06 February 2019 11:13

To: 

Subject: RE: WA/58/18/PL I Orchard Way, Walberton: tree retainment construction management plan

Dear Noel,

I have now discussed this application with my Team Leader. Unless the proposal is reduced to one unit the application will be recommended for refusal on the basis of the adverse impact on the tree into the future.

Whilst there may well be an arboricultural solution to move the application forward and facilitate the development, whilst adequately retaining the health of the tree in the short term, given the very limited garden size the tree would adversely impact on the enjoyment of the garden area and would be under constant pressure for both pruning and lopping which would impact on its retention in the long term. The tree is deemed to be of significance in the locality and worthy of retention hence the imposition of the TPO and it is considered that the retention of the tree in the long term should not be compromised at this stage.

I would therefore appreciate confirmation of your intentions by the end of tomorrow or the application will be refused by the end of the week.

Regards

Anita Gardner

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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From: [REDACTED]

Sent: 05 February 2019 13:39

To: Anita Gardner

Cc: [REDACTED]

Subject: WA/58/18/PL | Orchard Way, Walberton: tree retainment construction management plan

Anita,

It appears that there are still a few items to be clarified.

As your email, Once I have received the final report (approved), I will forward this to you for inclusion in the application.

I also confirm that we agree to an extension of time to determine this application.

Regards,

noel boswijk ba. barch. RIBA
director

nb:architects+



UNIT THIRTYONE

level six: north

new england house

new england street

brighton

BN1 4GH



[REDACTED]

On 5 Feb 2019, at 11:49, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Noel,

Is this the report you are referring to in your e-mail today? I have not added it to the application since I cannot until you as agent advise me that it is to be included. I will now scan this correspondence and assessment against the application. However, I am not sure that it will satisfactorily address our concerns. The restrictions resulting from the presence of the tree on the use of the rear garden and my original request to reduce the scheme to one dwelling still remain. I need to discuss the documents with my Team Leader and would appreciate your agreement to an extension of time until 08-02-2019 to allow for this to take place.

Regards
Anita Gardner

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From: [REDACTED]
Sent: 21 January 2019 14:04
To: Mark Warwick
Cc: Anita Gardner; 'QUENTIN NICHOLLS'; 'Joshua Knowles'
Subject: RE: 1 Orchard Way Fontwell - Tree Issues

Dear Mark

Thanks for your assistance with this site. I have noted all your concerns & suggestions below. Attached is an impact assessment for the morphed RPA of T2 as requested. The impact on the non-morphed RPA of T2 is <7% and morphed is 20.75%. The patio area becoming decking is to my mind a marked improvement to be honest and I do not see the bike stores as being significant. The house impacts on T2 are essentially within the guidelines and high quality

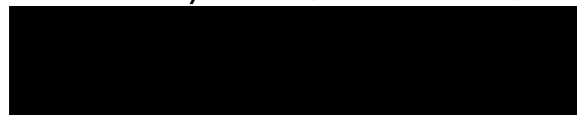
mitigation is offered and I am confident that a specialist foundation along the lines of that suggested, has the scope to work very satisfactorily-from direct experience. You did not mention concerns re crown separation and 'pressure to prune' in your initial comments of a few weeks ago but I quite understand that you feel as you do. I have suggested that the crown, which is asymmetric in the direction of the new houses, could reasonably be pruned back by a competent arborist, whilst retaining the amenity value & useful life expectancy of the tree and this remains my position plus I think that the fact that the tree is north east of the proposed build(s) is important. I hope that if acceptable to you we can condition a method statement and construction management plan and agree site supervision at that stage?

I wouldn't be putting a scheme like this in front of you unless I thought it was deliverable with T2 retained in good condition and that is still my opinion. I'll call you tomorrow on the off chance that I catch you at your desk.

Many thanks

James

James Bell - MSc (Env) Arbor A Tech Cert PTI
Arbortrack Systems Ltd
The Granary Studio, Crewe Lane, Kenilworth, CV8 2LA



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From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 18 January 2019 15:38
To: 
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: 1 Orchard Way Fontwell - Tree Issues

James

Thank you for your email.

I still have concerns for the impact of this proposal, in respect of both future 'pressure to prune' arising from proximity of dwellings to existing tree canopy and the extent of RPA incursion (which needs to be quantified), albeit with 'special measures' proposed. I would be a lot happier with one dwelling outside of the RPA.

I think the package of revisions you set out below are a 'best attempt' at mitigation for the disturbance of soil structure/roots. With your services retained, I think it is worthwhile for your client to continue refining this proposal – it will all have to be clearly set out in a very detailed method statement. I am sure this is well within your skill set, but it is an ambitious undertaking for most and successful implementation would hinge on adequate on-site supervision by the project arboriculturist.

Ground protection measures are also going to be key and a construction management plan that fully respects the tree throughout the duration of site works.

Let's see what comes forward.

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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<I Orchard Way impact assessment I90I I9.pdf>

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