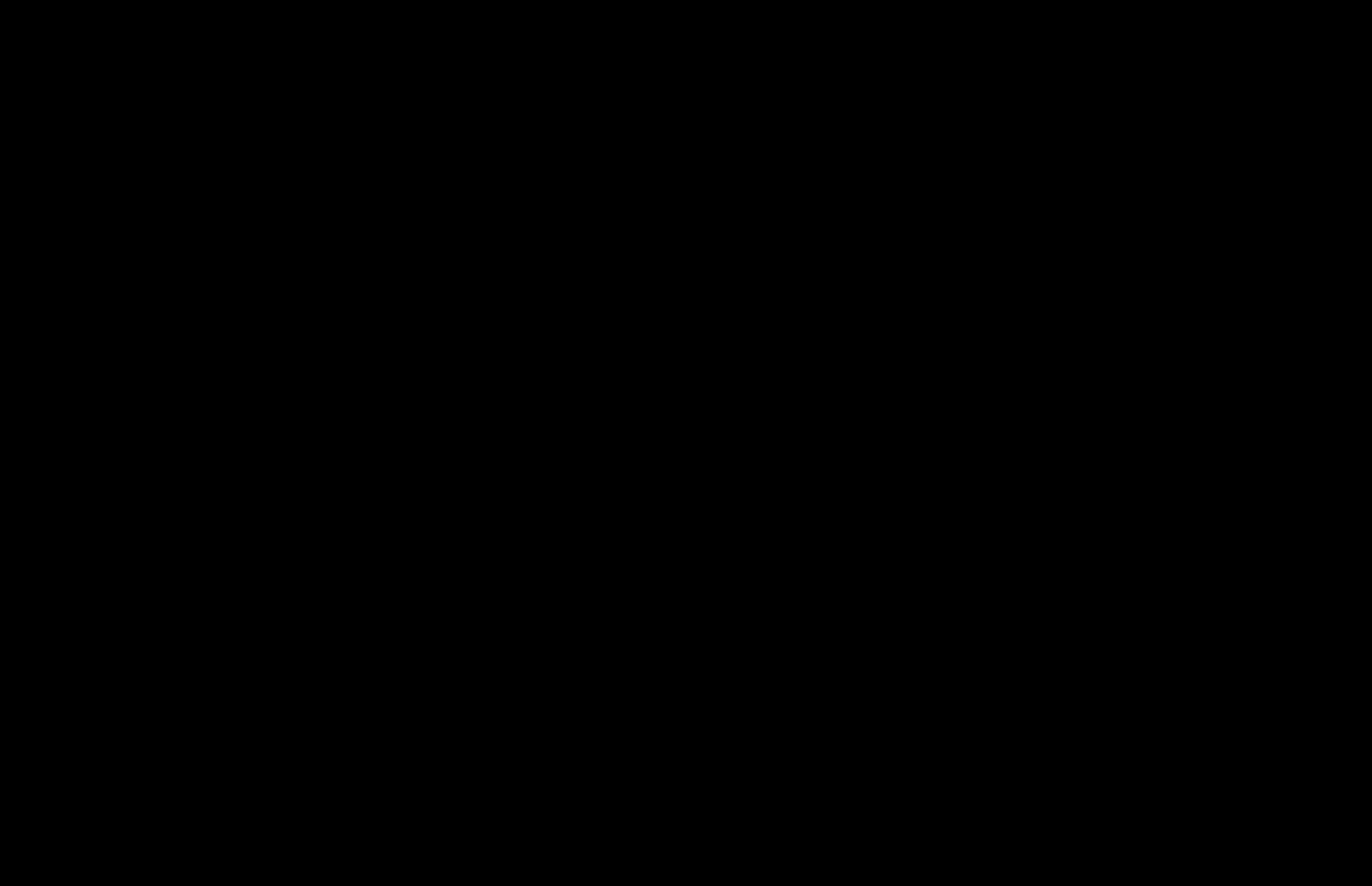




From: Mark Warwick <Mark.Warwick@arun.gov.uk>

Sent: 26 November 2019 15:03

To: Andrew Wood <Andrew.Wood@arun.gov.uk>

Subject: RE: WA/7/19/RES - Lanes End, West Walberton Lane - Additional information request

Andrew

This is not an adequate Tree Protection Plan. It does not meet the requirements of the British Standard 5837:2012.

This is why I always ask for an *Arboricultural Consultant* to prepare the necessary reports and plans in support of an application.

I sustain my OBJECTION.

Please refer the applicant/agent to the recommendations I made in my report of 9th September 2019 and comments to you via email on 23rd October 2019.

Regards,

Mark

PS: Extract from BRITISH STANDARD BS 5837:2012

5.5 Tree protection plan

5.5.1 The tree protection plan should be superimposed on a layout plan, based on the topographical survey (see **4.1** and **4.2**) and showing all hard surfacing and other existing structures within the RPA.

5.5.2 The plan should clearly indicate the precise location of protective barriers to be erected to form a construction exclusion zone around the retained trees. It should also show the extent and type of ground protection, and any additional physical measures, such as tree protection boxes, that will need to be installed to safeguard vulnerable sections of trees and their RPAs where construction activity cannot be fully or permanently excluded.

5.5.3 These measures should be indicated on the plan, accompanied by descriptive text as required. Barrier and ground protection offsets should be dimensioned from existing fixed points on the site to enable accurate setting out. The position of barriers and any ground protection should be shown as a polygon representing the actual alignment of the protection (see **4.6**).

5.5.4 Where temporary access is to be permitted into a construction exclusion zone, the extent of the set-back of the permanent barrier should be clearly indicated, along with the temporary ground protection measures to be adopted for the duration of the works within the RPA (**6.2.3**).

5.5.5 These details should be incorporated into relevant subsequent plans, method statements used for design purposes and construction drawings issued for use on site, to ensure that all interested parties are fully aware of the areas in which access and works may and may not take place.

5.5.6 To avoid disturbance to the physical protection, it is essential to make allowance for, and plan, all construction operations which will be undertaken in the vicinity of trees. Factors that need to be considered include, but are not limited to:

- a) site construction access;
- b) the intensity and nature of the construction activity;
- c) contractors' car parking;
- d) phasing of construction works;
- e) the space needed for foundation excavations and construction works;
- f) the availability of special construction techniques;
- g) the location and space needed for all temporary and permanent apparatus and service runs, including foul and surface water drains, land drains, soakaways, gas, oil, water, electricity, telephone, television or other communication cables;
- h) all changes in ground level, including the location of retaining walls, steps and making adequate allowance for foundations of such walls and backfillings;
- i) working space for cranes, plant, scaffolding and access during works;
- j) space for site huts, temporary toilet facilities (including their drainage) and other temporary structures;
- k) the type and extent of landscape works which will be needed within the protected areas, and the effects these will have on the root system;
- l) space for storing (whether temporary or long-term) materials, spoil and fuel and the mixing of cement and concrete;
- m) the effects of slope on the movement of potentially harmful liquid spillages towards or into protected areas.

NOTE Attention is drawn to the Construction (Design and Management) Regulations 2007 [5] and the Construction (Design and Management) Regulations (Northern Ireland) 2007 [6].

From: Andrew Wood <Andrew.Wood@arun.gov.uk>

Sent: 26 November 2019 14:39

To: Mark Warwick <Mark.Warwick@arun.gov.uk>

Subject: FW: WA/7/19/RES - Lanes End, West Walberton Lane - Additional information request

Comments please

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: andrew.wood@arun.gov.uk



From: Peter Terry [REDACTED]
Sent: 25 November 2019 17:26
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: Re: WA/7/19/RES - Lanes End, West Walberton Lane - Additional information request

Good afternoon,

Please find attached drawing showing tree protection area, We have identified four areas to be fenced off for protection during the condition phase, These not only include all the trees with TPO's on but also include all the mature trees along the southern and northern boundaries and the ash trees to the eastern boundary. No work would take place within these areas and they would be fenced and signed off in accordance with the Tree survey submitted.

Work would be required in tree protection area 2 for the garage of property two which would be a pile and raft foundation and done under the requirements set out in the tree survey to prevent and damage to the root systems of the nearby trees.

Please let me know if you would like me to eland on these any further.

kind regards

Peter

PJ Developments Ltd

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 20 November 2019 17:11
To: Peter Terry [REDACTED]
Subject: RE: WA/7/19/RES - Lanes End, West Walberton Lane - Additional information request

Mr. Terry,
I have been awaiting further information from you regarding the following:

Phase 1 Ecology Report.

Elevation Plans – Dwelling 6.

Landscaping Plan.

Tree Protection Plan.

Highways - The applicant should clarify whether refuse collection will be from the roadside or within the site and demonstrate via swept path tracking that a fire appliance can enter and turn on site. The Fire appliance is required to reach within 45m of the furthest point of each building which does not currently appear to be the case.

Can you please submit the above information within 7 days of this email to avoid the application being refused on the grounds of insufficient information.

Do not hesitate to contact me on 01903 73768 should you wish to discuss the matter further.

Thank you,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: andrew.wood@arun.gov.uk

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From: Peter Terry <[REDACTED]>
Sent: 06 November 2019 19:24
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: Re: WA/7/19/RES - Lanes End, West Walberton Lane - Additional information request

Dear Andrew,

Many thanks, this will be with you shortly.

Please can you have them amend the online portal as this email sent in error is on the application.

Kind regards

Peter

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 04 November 2019 17:11:40
To: Peter Terry <[REDACTED]>
Subject: FW: WA/7/19/RES - Lanes End, West Walberton Lane - Additional information request

Please ignore the email below. I have just been informed that this has been sent to me (and consequently you) in error.

Please provide the information as requested in my email dated Wednesday 23/10/2019 requiring the following Tree Protection Plan.

Unfortunately, the applicant has not provided a Tree Protection Plan showing the precise detail of what measures are to be applied and where. This is essential before we can recommend approval, as without a specific plan there is no way we can ensure retained trees will be protected.

Regards,

Mark

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF
Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: andrew.wood@arun.gov.uk

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From: Andrew Wood

Sent: 04 November 2019 10:39

To: Peter Terry [REDACTED]

Cc: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: WA/7/19/RES - Lanes End, West Walberton Lane - Additional information request

Mr. Terry,

Pls see attached further guidance on Tree Protection Plan required.

Thank you,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF
Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: andrew.wood@arun.gov.uk

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From: Mark Warwick <Mark.Warwick@arun.gov.uk>

Sent: 01 November 2019 09:22

To: Andrew Wood <Andrew.Wood@arun.gov.uk>

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>

Subject: FW: WA/7/19/RES - Lanes End, West Walberton Lane - Additional information request

Hi Andrew

Perhaps I should have clarified my concern with the Tree Protection Plans.

The plan is neither to scale nor based on a topographical map – so it is not possible to determine precisely where the tree protection measures are to be installed. It is only a sketched drawing (an illustration at best) – which is surprising given the typical standard of plans submitted (this was a first for me!) and not at all consistent with the high standard of report it is associated with.

Once we have a detailed and accurate plan, I can then quickly prepare a couple of bespoke conditions for you.

Hope that makes more sense.

Regards,

Mark

From: Mark Warwick
Sent: 23 October 2019 13:02
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: RE: WA/7/19/RES - Lanes End, West Walberton Lane - Additional information request

Andrew

I have read through the attached Tree Survey Report. In general, it makes an adequate appraisal of the site (trees) and describes methodology for protection measures.

Unfortunately, the applicant has not provided a Tree Protection Plan showing the precise detail of what measures are to be applied and where. This is essential before we can recommend approval, as without a specific plan there is no way we can ensure retained trees will be protected.

Regards,

Mark

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 21 October 2019 16:41
To: Mark Warwick <Mark.Warwick@arun.gov.uk>
Subject: FW: WA/7/19/RES - Lanes End, West Walberton Lane - Additional information request

Comments please.

Thank you,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF
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From: Peter Terry [REDACTED]
Sent: 09 October 2019 08:31
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: Re: WA/7/19/RES - Lanes End, West Walberton Lane - Additional information request

Dear Andrew,

Please find attached Tree report please let me know if you require any additional information

kind regards

Peter

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 12 September 2019 11:55
To: Peter Terry [REDACTED]
Subject: RE: WA/7/19/RES - Lanes End, West Walberton Lane - Additional information request

Can you give me a call regarding this on 01903 737768.

Thank you,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: andrew.wood@arun.gov.uk

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From: Peter Terry [REDACTED]
Sent: 12 September 2019 10:38
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: Re: WA/7/19/RES - Lanes End, West Walberton Lane - Additional information request

Andrew,

I really fail to see how this can be the case when white cottage next door will have dormers and Richmond house has velux windows in the roof, like I said it doesn't change the height of the dwellings and if like I propose moving the dormers to the back/rear elevation they would not be visible from any point outside the site and only from the properties own back gardens, This should then have no conflict with policy D DM1 as it would be in character from all vantage points to the properties from Arundel road and west walberton lane.

I would understand the objection if we weren't willing to move the dormers so they were visible. It would seem stupid to have these loft spaces sitting empty when they have to be built anyway and would I believe certainly conflict with NPPF to ensure good use of space.

Kind regards

Peter

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 12 September 2019 10:29:48
To: Peter Terry [REDACTED]
Subject: RE: WA/7/19/RES - Lanes End, West Walberton Lane - Additional information request

Peter,

the issue with the rooms in the roof is that the appearance of the dwellings will be of a town house which is simply not appropriate in this location. I would strongly advise you to remove this element from the scheme. To avoid the risk of the development being viewed as 'out of character' in the area and contrary to policy D DM1 of the Arun Local Plan. I have discussed the matter with my line management team and everyone is of the same view in this case.

I look forward to receiving the further information as promised.

Thank you,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: andrew.wood@arun.gov.uk

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From: Peter Terry [REDACTED]

Sent: 12 September 2019 10:11

To: Andrew Wood <Andrew.Wood@arun.gov.uk>

Subject: Re: WA/7/19/RES - Lanes End, West Walberton Lane - Additional information request

Good morning,

Thank you for your email, apologies for the delay it went in the spam folder.

1, Happy to amend property six to make a nine metre distance.

2, we fail to see the merit in removing the room in the roof, this would have no impact on the height of the buildings and would result in empty lift spaces which would not allow for good use of space as per the NPPF. You will note from drawing 19-001-PL-03 all the dormers on houses 3-6 are in the south and therefore can not be seen from the front or any point outside the properties. Currently prosperities one and two have the dormers on the north but I would be happy to move these to the south so these are the same and none can be seen from Arundel road. I also would like to mention the design of white cottage next door that will have dormers in the roof and Richmond house which has velum windows in the roof. As previously mentioned the new ridge heights will be lower than the current house at Lanes end this can be seen in the scale drawings provided. If you could let me know if this is acceptable as if possible to avoid I would prefer not to have to appeal the reserved matters for this small item.

I am currently having the surveys and drawings you have asked for drawn up and hope to have these to you shortly, I also mention that the buildings will not be visible from west walberton lane as the current line of trees along the lane are to be kept to keep the lane 'looking like a country lane' which was one of the councillors request when the outline permission was granted at committee.

All TPO trees are to be protected and remain along with other mature trees and the survey will confirm this with the required protection measures (fencing off/signage, pile foundations where required)

Many thanks

Peter

From: Andrew Wood <Andrew.Wood@arun.gov.uk>

Sent: 09 September 2019 11:42:29

To: Peter Terry [REDACTED]

Subject: WA/7/19/RES - Lanes End, West Walberton Lane - Additional information request

Mr. Terry,

WA/7/19/RES - Lanes End, West Walberton Lane - Additional information request

In order to avoid refusal of the application on grounds of loss of amenity and proposed development being out of character with surrounding area can you;

1. Amend the layout to ensure that a minimum of 9 metres exists on from blank gable end (or obscure glazed windows non opening below 1.7 metres in height) of nearest proposed house to gable end of 'Woodlands' which currently incorporates sole habitable room windows.
2. Remove second storey of houses/rooms in roof. 3 storey townhouses would not be acceptable in this location

The following information is required to assess this application:

1. Ecology – Extended Phase One Habitat Survey.
2. Trees – Arboricultural Impact Assessment & Method Statement along with a Tree Retention Protection Plan.
3. Highways - Floor plans (houses and garages) providing clarification of refuse collection and demonstration via swept path tracking that refuse and fire appliance can turn within the site, ideally reaching within 45m of furthest point of each building.
4. Scale drawing showing the comparative heights of the buildings and neighbouring buildings from West Walberton Lane.

Do not hesitate to contact me should you require any clarification of this email.

Thank you,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
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