Vladimir Mihovilovic

From: Vladimir Mihovilovic
Sent: 07 August 2024 10:50
To: Shazia Penne
Cc: christopher jones; Vlad Mihovilovic
Subject: RE: DC/24/0173 - GREEN OAKS
Attachments: WSCC cover letter requesting tree works.jpg; GeoTrax GC - Installation Guide Rev 2.0.pdf; GeoTrax-GC-Product-Sheet-Rev-3.0.pdf; Updated plan drawing Aug-2024.pdf

Dear Ms Shazia Penne,

Thank you for the opportunity to discuss with you and the tree officer Mr Andrew Bush the following remaining queries which I believe have now been addressed to incorporate your comments. The queries were raised for:

1. Works in the RPA area (no-dig and dig area).
2. Proposed tree works (removal and pollarding).
3. Potential issue of debris falling on parked cars that may cause excessive future tree pruning.

1. <u>Works in the RPA area (no-dig and dig area)</u>

   No-dig area
   We will comply with no-dig system within the Green Oaks property boundary as indicated in the attached sketch as “no dig area”. As Mr Andrew Bush suggested we will use the weed killer on existing turf, wait for it to fully act, and place the porous surface on top as per the advised detail (refer to attached sketch and detail). These works are part of the Green Oaks property wider garden hard landscaping and planting works that have already been in progress since 2016 and that as we understand can proceed with no requirement for a planning approval.

   Dig area
   The works in this area are subject to the planning approval and this application which is for a new access (dropped kerb application) for an area circa 4m x 1.5m which will most almost certainly require a dig detail and which will need to comply to WSCC requirements (the exact detail will be provided by WSCC as part of their dropped kerb access application process). At present the excavation I believe will be limited to a few hundred millimetres within an area already disturbed by the WSCC road maintenance and recent power utility company cable installation works only completed in June this year.

2. <u>Proposed tree works</u>

For clarity of the planning application and following the previously submitted report "Arboricultural implications assessment for proposed access drive and parking" provided by Broad Oak Tree Consultants Ltd as well as a letter from WSCC Highways Tree Team Department requesting a treatment or removal of trees that may impact the safety of the highway we confirm the following proposed works which need to be carried out irrespective of this planning application:

- Tree No 4 (dead oak tree) is proposed to be fully removed.
- Trees No 8 and 9 are proposed to be pollarded as per the arboricultural report.
- Other trees will be minimally treated (removal of several dead branches only).

All tree works are to be caried out by a professional and license authorized tree removal company.

3. <u>Potential issue of debris falling on parked cars that may cause excessive future tree pruning</u>

The car parking area will be mainly clear of overhanging branches (after the tree works in item 2 above are completed). However, I do understand the concerns raised by Mr Andrew Bush and agree with suggestion to install some form of a roof canopy or cover over the car parking area that would eliminate this potential problem. Therefore, and as suggested, I propose to install a simple roof canopy to protect the cars from falling leaves & bird detritus as indicated in the attached sketch. The proposed simple structure is proposed to be of a type readily available from a market as supply and install kit. I believe that this will not require a planning permission i.e. being:

- not build in front of the wall that forms the main front of the property.
- will be single story with the eaves under 2.5 metres.
- the entire canopy will be under 2.5 metres total height.
- There will be no verandas, balconies, or raised platforms.
- The floor area of the structure will not exceed 30sqm.

Furthermore, the proposed canopy will be screened from road view as it will positioned behind the existing and well established laurel hedge facing the road.

I hope the above reflects your suggestions and addresses your concerns regarding the trees and works in the trees' area. I understand there are no further concerns or objections raised by HDC or other 3rd parties and therefore I look forward to your positive reply. This will enable access for plant and equipment required for tree works requested by WSCC as well. If there are any other queries, please do not hesitate to contact me and I would be happy to respond.

Kind Regards

Vlad Mihovilovic
(the owner of Green Oaks Property)

Attachments:

1. Updated plan drawing Aug-2024
2. Permeable non-dig construction detail – Geo Trax GC Installation Guide
3. Permeable non-dig construction materials – Get Trax GC Product Sheet
4. WSCC cover letter requesting tree works

From: Vladimir Mihovilovic
Sent: Thursday, July 18, 2024 12:16 PM
To: Shazia Penne [redacted]
Subject: FW: DC/24/0173 - GREEN OAKS

Dear Ms Penne,

I have been forwarded this email regarding the planning application. I would be grateful if I could discuss the application options before the application is withdrawn. I am not sure if the latest proposal was made clear but we did intend to remove dead trees in line with our tree report and especially as WSCC letter below received few week ago requested the removal as well. We didn't want to proceed with the removal at present as not to impact the current planning application still under consideration. Would it be possible to call you on your number to discuss?

Tree Team Dept
Highway, Transport & Planning
(01243) 642105
www.westsussex.gov.uk
Report a problem with a road or pavement or raise a highways related enquiry
wschighways@westsussex.gov.uk

Higways & Transport
West Sussex Capita Partnership
The Grange
2nd Floor
County Hall
Chichester
PO19 1RG

west sussex county council

Date: 1ST July 2024
Our Ref: 50059746 503564

HOUSEHOLDER/OCCUPIER
GREEN OAKS BARN
Wheatsheaf Road
Henfield
BN5 9AX

Dear Sir/Madam

ACTION REQUIRED – DEAD OAK TREE ON YOUR PROPERTY

West Sussex County Council is responsible for ensuring the safety of our highways. This includes ensuring that dead, dying and diseased trees which could fall or lose branches onto roads or pathways and impede the movement of traffic, or otherwise put the users of the highway in danger are appropriately dealt with.

During a recent highway's inspection on the **WORTHING ROAD, HENFIELD, BN5 9AX** it was observed that **A *OAK TREE ON YOUR PROPERTY* GREEN OAKS BARN IS DEAD** and requires removing.. (in area identified on the attached map).

We have you listed on our records as the owner/occupier of this land, and you are therefore responsible for the tree/s. If you believe you are not the owner/occupier of this land or of the tree/s identified, it is essential that you let us know so that we can review the ownership of the land and/or tree(s) if required. In this case, please contact us in writing at Treeteam@westsussex.gov.uk.

Our survey has been undertaken from the roadside which results in certain limitations including access, sight lines and dense vegetation. Subsequently, we encourage you to have the tree/s (that are within falling distance of the highway) professionally inspected to determine their condition and what action is required. This may include:

- felling
- selective removal
- reduction & dead wooding
- retention and future monitoring of healthy trees

Continued...

Did you know you can follow West Sussex Highways on Twitter? @WSHighways
We've launched our new website www.westsussex.gov.uk
Delivering excellent customer service
west sussex county council
The Institute of Customer Service

Regards

Vlad Mihovilovic

From: Shazia Penne [redacted]
Sent: Thursday, July 18, 2024 10:05
To: christopher jones [redacted]
Subject: DC/24/0173 - GREEN OAKS

Hi Christopher,

I contact you regarding the above planning application. I received comments from the Tree Officer who has advised:

I do not believe the comments below have provided a persuasive argument to address the tree-related issues I highlighted in my response. Therefore, I still maintain my objection to the proposal on development within the RPA, future resident pressure, and landscape impact grounds.

I have discussed the comments made by yourselves and the Tree Officer comments with the Team Leader and upon review of all the information we concur that there are concerns with how the new access will be built, in terms of development with the RPA of retained trees, and with the location of the new parking area in terms of future resident pressure to inappropriately prune or possibly remove the trees at the site due to common tree-related concerns. As such, I advise that the applicant either review other possible locations (if any) or withdraw the current application .

Please let me know the applicants decision.

Kind Regards

Shazia Penne
Planning Officer

[redacted]

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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