

## JAMES CHOAT CONSULTATION RESPONSE TO PLACE AGAINST CASE FILE AND PUBLIC ACCESS

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**From:** James Choat <James.Choat@Rochford.gov.uk>  
**Sent:** 10 August 2020 15:29  
**To:** Arwel Evans <Arwel.Evans@Rochford.gov.uk>  
**Subject:** Fwd: Application Ref 20/00330/FUL

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**From:** [jameschoat1@gmail.com](mailto:jameschoat1@gmail.com) <[jameschoat1@gmail.com](mailto:jameschoat1@gmail.com)>  
**Sent:** Monday, 10 August 2020, 15:26  
**To:** James Choat  
**Subject:** FW: Application Ref 20/00330/FUL

Hello Arwel

I have spoken to David – I am happy with the above with regards to the position of the sales suite and method statement for the excavation. I have asked that the tree barrier protection be extended for trees 56, 59 and 97 so more of the RPA is protected to limit the use by contractors. My worry is that at present the small amount of protection will allow storage, parking and other indirect development activities that are harmful to the soil structure and trees rooting environment. David has confirmed that he is amending the plans now, once these are amended I am happy that the documents and plans can be approved and conditioned so that the protection and method statements are implemented as part of the construction phase.

Kind regards

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**From:** James Choat <[James.Choat@Rochford.gov.uk](mailto:James.Choat@Rochford.gov.uk)>  
**Sent:** 10 August 2020 14:58  
**To:** James Choat <[jameschoat1@gmail.com](mailto:jameschoat1@gmail.com)>  
**Subject:** Fwd: Application Ref 20/00330/FUL

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**From:** David MacFarlane <[david@acarchitects.biz](mailto:david@acarchitects.biz)>  
**Sent:** Monday, August 10, 2020 2:18:09 PM

**To:** James Choat <[James.Choat@Rochford.gov.uk](mailto:James.Choat@Rochford.gov.uk)>; Arwel Evans <[Arwel.Evans@Rochford.gov.uk](mailto:Arwel.Evans@Rochford.gov.uk)>  
**Cc:** Mike Stranks <[Mike.Stranks@Rochford.gov.uk](mailto:Mike.Stranks@Rochford.gov.uk)>; Allan Corfield <[allan@acarchitects.biz](mailto:allan@acarchitects.biz)>; Pat Hynds <[Pat.Hynds@Sipsindustries.com](mailto:Pat.Hynds@Sipsindustries.com)>  
**Subject:** Re: Application Ref 20/00330/FUL

James,

Hope you are well,

We have now updated the site plan to include the most recent tree survey information to which I attach a copy for discussion on our call.

I have also attached an extract from the Arbtech Report which highlights the measures which can be taken when excavating or forming landscaping in and above RPAs for the site. The most part of the proposed parking areas on the plan are proposed above existing hardstanding areas which is currently being used for parking on the site.

The location of the footing has now moved slightly North and West on the site, out of the RPA of tree 97 and into 1.6 SQM of the RPA of tree 59, equating to a 0.002% excavation of the total RPA for this tree.

I will try to call now and we can discuss the above and attached in further detail to allow a solution to be progressed.

Regards,

**David Macfarlane**  
Associate & Senior Technician

**Awards:**

Urban Realm Top 100 Practice - 2018  
BuildIt Awards 2018 - Winner Best SIPs House, Shortlisted Best Accessible Home  
STA Awards 2018 - Custom & Self Build project of the year 2018 (shortlisted)  
BuildIt Awards 2014 - Best Self build Architect & Best Eco home (shortlisted)



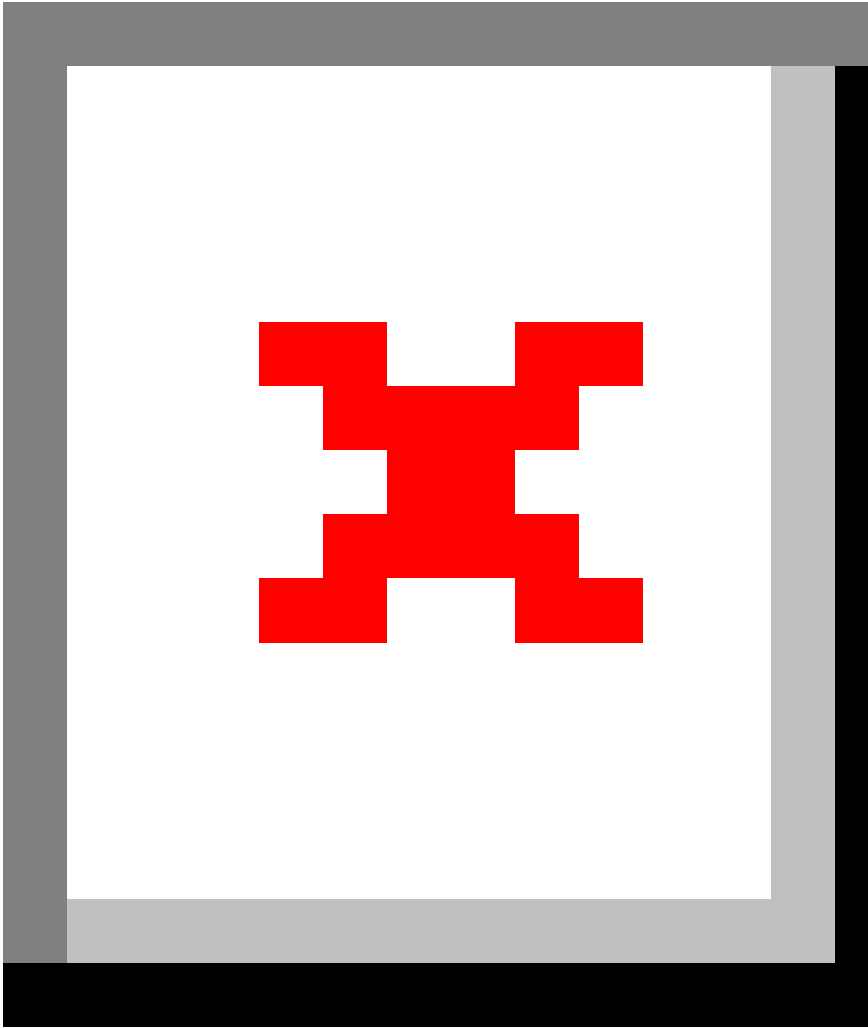
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**From:** David Macfarlane <[david@acarchitects.biz](mailto:david@acarchitects.biz)>

**Date:** Monday, 10 August 2020 at 09:18

**To:** James Choat <[James.Choat@Rochford.gov.uk](mailto:James.Choat@Rochford.gov.uk)>, Arwel Evans  
<[Arwel.Evans@Rochford.gov.uk](mailto:Arwel.Evans@Rochford.gov.uk)>

**Cc:** Mike Stranks <[Mike.Stranks@Rochford.gov.uk](mailto:Mike.Stranks@Rochford.gov.uk)>, Allan Corfield <[allan@acarchitects.biz](mailto:allan@acarchitects.biz)>, Pat  
Hynds <[Pat.Hynds@Sipsindustries.com](mailto:Pat.Hynds@Sipsindustries.com)>

**Subject:** Re: Application Ref 20/00330/FUL

James,

Thank you for coming back to me on your weekend.

Is there a preferred time for a call today?

Look forward to hearing from you.

Regards,

**David Macfarlane**

Associate & Senior Technician

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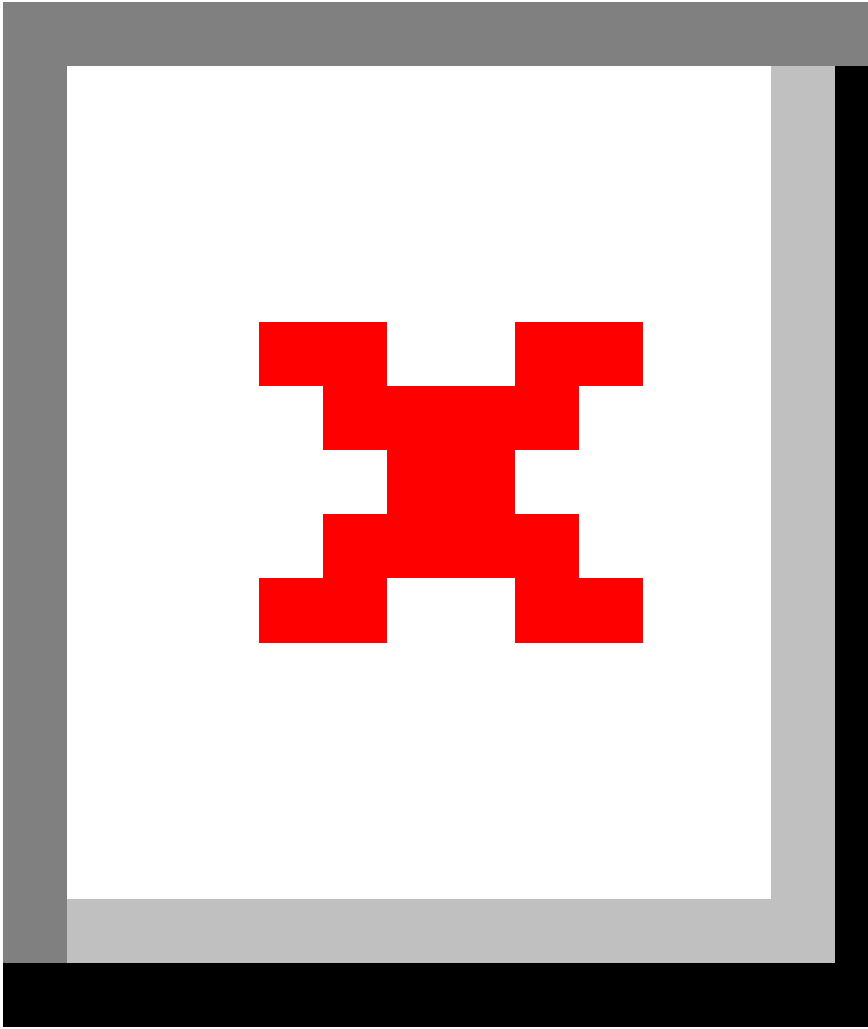
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**From:** James Choat <[James.Choat@Rochford.gov.uk](mailto:James.Choat@Rochford.gov.uk)>

**Date:** Sunday, 9 August 2020 at 10:24

**To:** David Macfarlane <[david@acarchitects.biz](mailto:david@acarchitects.biz)>, Arwel Evans <[Arwel.Evans@Rochford.gov.uk](mailto:Arwel.Evans@Rochford.gov.uk)>

**Cc:** Mike Stranks <[Mike.Stranks@Rochford.gov.uk](mailto:Mike.Stranks@Rochford.gov.uk)>, Allan Corfield <[allan@acarchitects.biz](mailto:allan@acarchitects.biz)>, Pat Hynds <[Pat.Hynds@Sipsindustries.com](mailto:Pat.Hynds@Sipsindustries.com)>

**Subject:** RE: Application Ref 20/00330/FUL

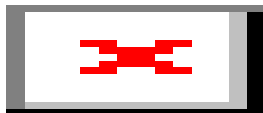
Please see mobile contact below.

**James Choat, Arboricultural and Conservation Officer, Environmental Services,  
Rochford District Council**

[www.rochford.gov.uk](http://www.rochford.gov.uk), direct dial: 01702 203078 mobile: 07814861962 email:

[james.choat@rochford.gov.uk](mailto:james.choat@rochford.gov.uk)

Part time –	Mon	07:30-15:30
	Tues	07:30-15:30
	Weds	07:30-15:30
	Thurs	07:00-11:00



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**From:** David MacFarlane <[david@acarchitects.biz](mailto:david@acarchitects.biz)>

**Sent:** 07 August 2020 18:46

**To:** Arwel Evans <[Arwel.Evans@Rochford.gov.uk](mailto:Arwel.Evans@Rochford.gov.uk)>

**Cc:** Mike Stranks <[Mike.Stranks@Rochford.gov.uk](mailto:Mike.Stranks@Rochford.gov.uk)>; James Choat <[James.Choat@Rochford.gov.uk](mailto:James.Choat@Rochford.gov.uk)>; Allan Corfield <[allan@acarchitects.biz](mailto:allan@acarchitects.biz)>; Pat Hynds <[Pat.Hynds@Sipsindustries.com](mailto:Pat.Hynds@Sipsindustries.com)>

**Subject:** Re: Application Ref 20/00330/FUL



Arwel,

Thanks for your email,

We will certainly take your advice and liaise directly with James to find an agreeable solution for the siting of the sales suite in line with the arborists requirements. James, can you please confirm your availability for early next week, either Monday or Tuesday, any direct dial you currently have would also be useful.

We will keep you informed of progress and as such, will confirm the extension of time in line with Tuesdays deadline as noted below.

Regards,

**David Macfarlane**

Associate & Senior Technician

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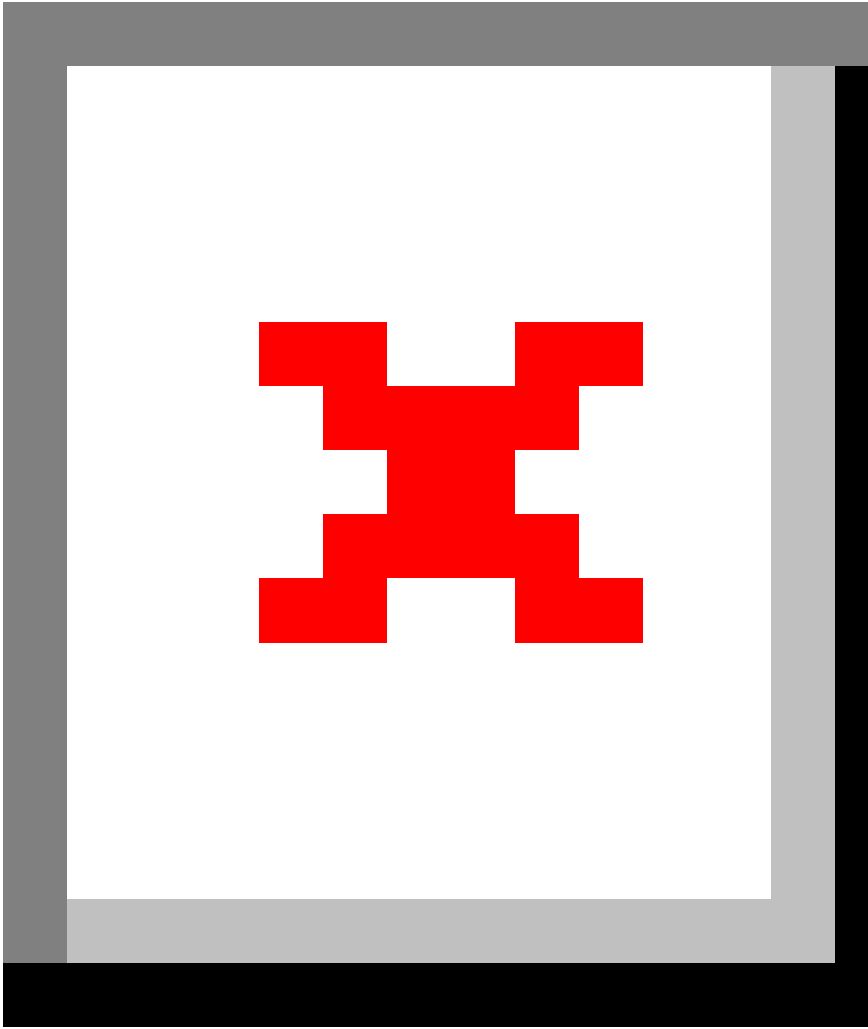
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**From:** Arwel Evans <[Arwel.Evans@Rochford.gov.uk](mailto:Arwel.Evans@Rochford.gov.uk)>

**Date:** Friday, 7 August 2020 at 15:00

**To:** David Macfarlane <[david@acarchitects.biz](mailto:david@acarchitects.biz)>

**Cc:** Mike Stranks <[Mike.Stranks@Rochford.gov.uk](mailto:Mike.Stranks@Rochford.gov.uk)>, James Choat <[James.Choat@Rochford.gov.uk](mailto:James.Choat@Rochford.gov.uk)>, Allan Corfield <[allan@acarchitects.biz](mailto:allan@acarchitects.biz)>, Pat Hynds <[Pat.Hynds@Sipsindustries.com](mailto:Pat.Hynds@Sipsindustries.com)>

**Subject:** RE: Application Ref 20/00330/FUL

Thank you for your email. The position is as it stands in my e mail to you below. I am not available to discuss today and my understanding is that Mike Stranks has other pressing matters he simply has to deal with this afternoon such that he is nether available. Given my e mail issued at 10.19 which reflected the position I consider under the circumstances that it would be more purposeful of your appointed specialists could speak direct with james Choat to discuss the information required such that the information can be prepared to enable the current objection to be addressed.

I will need the extension of time as kindly requested as otherwise my instruction is that the application be written up for refusal.

Kind Regards

Arwel Evans  
Senior Planning Officer  
Planning & Regeneration  
Rochford District Council  
[Tel:01702318037](tel:01702318037)  
[arwel.evans@rochford.gov.uk](mailto:arwel.evans@rochford.gov.uk)

---

**From:** David MacFarlane <[david@acarchitects.biz](mailto:david@acarchitects.biz)>

**Sent:** 07 August 2020 13:01

**To:** Arwel Evans <[Arwel.Evans@Rochford.gov.uk](mailto:Arwel.Evans@Rochford.gov.uk)>

**Cc:** Mike Stranks <[Mike.Stranks@Rochford.gov.uk](mailto:Mike.Stranks@Rochford.gov.uk)>; James Choat <[James.Choat@Rochford.gov.uk](mailto:James.Choat@Rochford.gov.uk)>; Allan Corfield <[allan@acarchitects.biz](mailto:allan@acarchitects.biz)>; Pat Hynds <[Pat.Hynds@Sipsindustries.com](mailto:Pat.Hynds@Sipsindustries.com)>

**Subject:** Re: Application Ref 20/00330/FUL

Arwel,

Thank you for your email, we were dealing with Mike Stranks in the interim as he had agreed to the conference call with us to discuss the application further, and subsequently followed up with correspondence to conclude the call and what the next steps could be, you have been copied in all correspondence to ensure all parties are up to date.

The current method statement from Arbtech puts in place measures for construction within and above RPAs for hardstanding and the excavation for foundations, the excavation is to be hand dug and monitored by the Arborist on site, while the hardstanding areas can be formed over the RPAs in line with the methods laid out on pages 25 to 29, which would be the proposal for the hardstanding as denoted on our site plan.

We now have confirmation that tree 57 has in fact been removed and tree 97 remains. This now leaves a small portion of the RPA to tree 97 that is to be hand dug and monitored by the arborist, with the foundation design considered to reduce excavation in these areas, all in line with the Arborist report on page 24.

Are you free this afternoon to discuss these measures on a call? As it stands, the current tree report seems to deal with all of these measures to ensure the safe delivery of construction works while maintaining the protection of the localised trees.

I look forward to hearing from you.

Regards,

**David Macfarlane**

Associate & Senior Technician

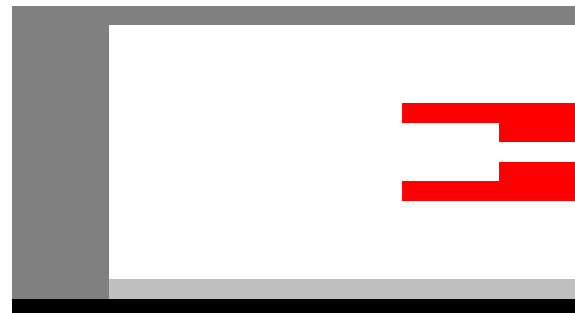
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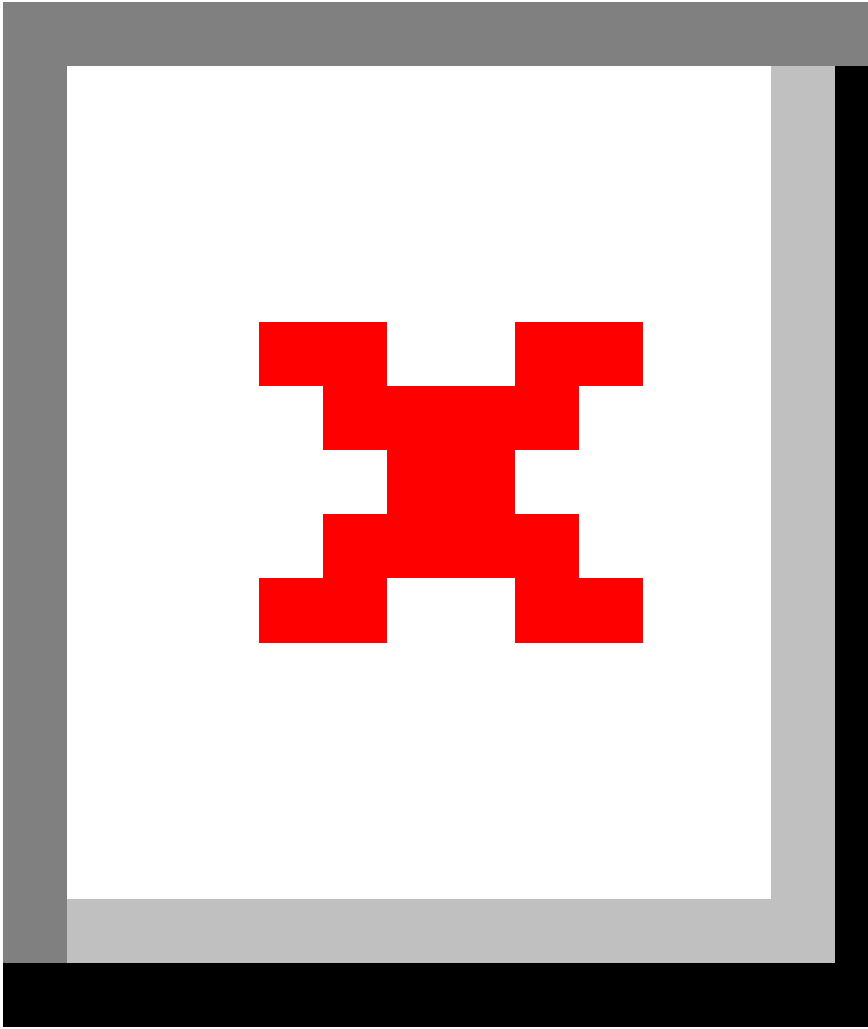
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**From:** Arwel Evans <[Arwel.Evans@Rochford.gov.uk](mailto:Arwel.Evans@Rochford.gov.uk)>  
**Date:** Friday, 7 August 2020 at 10:19  
**To:** David Macfarlane <[david@acarchitects.biz](mailto:david@acarchitects.biz)>  
**Cc:** Mike Stranks <[Mike.Stranks@Rochford.gov.uk](mailto:Mike.Stranks@Rochford.gov.uk)>, James Choat <[James.Choat@Rochford.gov.uk](mailto:James.Choat@Rochford.gov.uk)>  
**Subject:** RE: Application Ref 20/00330/FUL

Good morning,

I note your communication with Mike Stranks regarding the above application. I am the case officer for this application, therefore I advise that you need to issue correspondences regarding this application direct to myself. I note your e mail below which I have sought a view from James Choat the council's Arboricultural Specialist regarding.

The means by which you proposed to progress is not a viable one and to condition any consent in the manner you suggest would neither be feasible as the consent would be making assumptions seeking to compensate for the lack of **a full impact assessment which is what is required** as there may be an alternative to what you suggest. Can you confirm that your Arboricultural Consultant has had an opportunity to check the proposal.

I note you state that the report cannot be prepared until 26<sup>th</sup> August. However this is what is required as is confirmed by James Choat.

Of course we will seek to enable the process rather than refusing the application which we would be perfectly in our jurisdiction to do so given the current circumstances BUT to justify the delay in determination to enable the matter to be resolved I will require an extension of time for determination to cover the circumstances. IF the required information was submitted before the end of August, adequate time would then be required to consider the information and to conclude a weekly list report for circulation. Unless I get an agreement to an agreed Extension of Time until 30<sup>th</sup> September by lunch time Tuesday I will write the case up for refusal as I am bound to either write the case for determination or alternatively secure an extension of time as given current instruction this is how the service has to operate.

Kind regards

Arwel Evans  
Senior Planning Officer



Planning & Regeneration  
Rochford District Council  
[Tel:01702318037](tel:01702318037)  
[arwel.evans@rochford.gov.uk](mailto:arwel.evans@rochford.gov.uk)

**From:** David MacFarlane <[david@acarchitects.biz](mailto:david@acarchitects.biz)>  
**Sent:** 31 July 2020 15:32  
**To:** Mike Stranks <[Mike.Stranks@Rochford.gov.uk](mailto:Mike.Stranks@Rochford.gov.uk)>  
**Cc:** James Choat <[James.Choat@Rochford.gov.uk](mailto:James.Choat@Rochford.gov.uk)>; Arwel Evans <[Arwel.Evans@Rochford.gov.uk](mailto:Arwel.Evans@Rochford.gov.uk)>; Allan Corfield <[allan@acarchitects.biz](mailto:allan@acarchitects.biz)>; Pat Hynds <[Pat.Hynds@Sipsindustries.com](mailto:Pat.Hynds@Sipsindustries.com)>  
**Subject:** Re: Application Ref 20/00330/FUL

Mike,

Hope you are well, I tried to call if you are available for a call to discuss.

We have been in discussion with the developer and their appointed Arborist to agree a course of action to mitigate the impact on the sited trees. The report to accompany the application cannot be prepared until 26<sup>th</sup> August and we have been asked if a Method Statement surrounding excavation within RPAs would be accepted or conditioned to allow the application to progress.

We have also been informed that tree 97 on the attached plan has since been removed.

The Arborist has also recommended that the existing parking area over the RPAs is retained, as such our proposal would be to extend this parking area to the south to enable additional parking space and avoid the RPAs.

Are you able to run this proposal past James Choat to see if any of the above would be an acceptable option to allow the application to progress? I have copied James so he can pick this up direct, apologies for any interruption in your leave James.

Look forward to hearing from you.