

CONSULTEE RESPONSE (Arun District Council - Arboriculturist)

Date of report: 16th May 2025

Reference: AL/30/25/OUT

Proposal: Outline application with some matters reserved (except access) for 2 No. dwellings served from a new access in the location of the existing access. This application is a Departure from the Development Plan.

Location: Land adjacent to 1 Elm Cottage, Hook Lane, Aldingbourne, PO20 3TG

Case Officer: Amber Willard

Comments on application:

The applicants have employed Lizard Landscape & Design Ltd. to prepare a Tree Survey Schedule and Tree Constraints Plan (TCP) for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I agree with the retention category ratings.

Site boundary trees make an important contribution to the landscape and rural character of the lane. Those growing roadside are typically of low value in a planning context but nonetheless provide useful screening and have ecological value. The obvious one of high quality is an oak on the southern boundary (T13), a category A tree with considerable growth potential. It is recommended this tree be made the subject of a preservation order to both preserve its place in the landscape and influence any future layout proposal.

T13 is visible from the public highway and will be increasingly so as it matures. Furthermore, it may remain the only tree of landscape value in the foreseeable future, as loss of ash and maintenance of poorly structured sycamore on the north boundary, would increase the view of its canopy.

Although we are only considering access and the principle of development, it is also useful at this stage to have a Site Overview (plan dwg. no. 2024-6645-001 Rev B) showing the desired plot configuration. It is clear from the TCP that any development of this site will incur a change of land use over and construction within, the nominal root protection area (RPA) of established trees which ideally should be retained.

Significantly, the desire for two plots would inevitably bring T13 into conflict with the reasonable and expected use of any dwelling and its garden. Aside from heavy shade being cast and high volumes of material being deposited (catkins, leaves, acorns), soft landscaping, lawn treatments and certain permitted development all have potential to cause harm to a tree's ongoing health and vitality. For it to flourish post-development and be tolerable by adjacent household(s) at full maturity, it must be afforded substantially more room than the RPA. The RPA is a layout design tool, calculated from a tree's current dimensions and identifies the minimum area of ground left undisturbed to maintain the tree's viability. It does not take into account future root and crown spread.

Specific area to consider and improve as layout design evolves:

When considering a surface water drainage strategy for the site, I draw attention to the nominal root protection areas (RPA) of retained trees and their growth potential as obvious constraints to the siting of any soakaway or introduction of subterranean utility apparatus. The provision of appropriate buffer/easement around such features must also take into account that growth potential (roots), to limit the risk of damage occurring during future maintenance of the same, from compaction/contamination of the soil structure.

Conclusions:

The principle of development is achievable in arboricultural terms but will require a sympathetic layout, likely to involve the provision a single plot only.

I see no negative (arboricultural) impact arising from construction of the main access and provision of vehicle sightlines.

Recommendation:

I see no reason to object on arboricultural grounds for the matters being determined.

Mark Warwick
Tree Officer
Environment and Climate Change


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

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From: Mark Warwick [REDACTED]
Sent: 16 May 2025 16:26
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: AL/30/25/OUT

Please find attached my report for your consideration.

Regards,

Mark Warwick
Tree Officer, Environment and Climate Change

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