

Planning Officer: Claire Potts / Ms Louisy-Johnson

Planning Application Ref: AL/87/21/PL

Location: Oldlands Farm, Newlands Road, Bognor Regis, PO22 9FJ

Description of works: Erection of a warehouse (Use Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting landscaping and infrastructure works including earthworks to facilitate flood compensation area. This site may affect listed buildings, may affect the character & appearance of the Shripney Conservation Area, is a Departure from the Development Plan, affects a Right of way & is in CIL Zone SP3 (Zero Rated) as other development

Comments on Application:

- I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources. Previous consideration from site and familiarity with surrounding areas provides further insight to the proposal.
- The applicants have employed Delta-Simons Environmental Consultants Limited to prepare an Arboricultural Survey (Report) inclusive of Tree Constraints Plan for this project. The Tree Survey data is adequate and accords with the requirements of BS5837:2012. I am in agreement with the retention category ratings for on-site (southern land parcel) trees.
- I have considered Landscape Planting Plan 05-991-701 and Proposed Site Plan 21023-ASA-V0-XX-DR-A-PL03-(S2-P3) REVP3 to gain some understanding of the proposed relationship between retained trees and built form/infrastructure. Although the broadly defined extent of protective fencing is encouraging, we require both a dedicated (stand-alone) Tree Protection Plan (TPP) showing those trees' crown spread and root protection area in direct relation to proposed layout and associated site-specific Arboricultural Method Statement (AMS). Those are essential requirements at detailed application stage.
- Sites of this size and generally open nature but with established landscape features (trees and hedgerow), should be subject to the higher-level development principles, as promoted in our Supplementary Planning Documents. Those give instruction for avoiding Root Protection Area (RPA) incursion and providing further insurance with the use of 2metre buffer zones. **Arun District Public Open Space, Playing Pitches and Built Facilities** (Appendix 9) and **Arun Design Guide** (E.02 Landscape Structures & Trees, p48) - [Supplementary Planning Documents \(SPDs\) and other guidance | Arun District Council](#).
- There does not appear to be an approved surface water drainage (and foul water sewer) strategy for the site. This fundamental element of the design ought to be addressed to our satisfaction in association with layout proposals, so that we are not subsequently held hostage to flood mitigation measures which could then impact heavily on retained trees and/or landscape plans.
- 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 SUDS (e.g., attenuation pond) 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.
- Infill of existing ditches is proposed across the site (see para. 3.2. of Technical Note from Herrington Consulting Ltd, 27 July 2021, Rev 1). We need to understand whether any such work (or improvements to existing or creation of new watercourses) might occur within or proximity to the RPA (+2m buffer zone) of preserved trees. Confirmation and details to be provided in advance and to our satisfaction. Where there is a significant risk of damage to those trees arising from such operations, then an alternative strategy should be proposed.

Conclusions:

- The principle of development as described is certainly achievable without undue detriment to retained trees, although there are outstanding concerns to be addressed and we are yet to receive the required suite of arboricultural reports and plans.
- Proposed Site Plan superseded by REVP7 with no obvious additional implications for retained TPO trees.
- There remains no approved surface water drainage strategy. Location of attenuation basin/pond, culvert headwalls/railings, infill/creation of open ditches and any alteration of ground levels – must not occur or facilitate adverse conditions within influencing distance of retained trees. Where those features may be shown abutting (and so theoretically outside of) RPAs, will likely impact negatively on trees once the work is underway – hence the requirement for a 2metre buffer zone.
- The applicants will need to instruct their Arboricultural Consultant to submit a site-specific Arboricultural Method Statement (AMS) and also most importantly a Tree Protection Plan (TPP) – to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground. **TPP and AMS submitted.**

Recommendation:

- As it stands, I am unable to lend this scheme my support and so register an OBJECTION, which I anticipate being easily overcome with the provision of further information.
- As it stands, I see no reason to object to these proposals on arboricultural grounds.
- If minded to approve the application, the following conditions should be applied:

1. Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a **PRE-COMMENCEMENT Site Meeting** is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) – at this meeting all protective fencing will be inspected to verify it is 'Fit for Purpose' as required under British Standard 5837:2012 and has been erected and positioned exactly as shown on the **Tree Protection Plans, 20-1543.05, Figs. 2a, 2b & 2c.**

Reason: To ensure the retention and maintenance of trees and vegetation which are an important feature of the area in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

2. All activity at the site is to be carried out in strict accordance with: - **Arboricultural Method Statement (for Enabling and Construction Phases of Work), Delta-Simons Project No. 21-1543-05, Issue no.3, September 2021.**
- If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

Mark Warwick
Tree Officer / Parks and Greenspace Team