

Planning Officer: Michael Eastham

Planning Application Ref: A/122/19/OUT

Location: Land off Arundel Road Angmering BN16 4ET

Description of works: Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road together with up to 557 square metres of B1/B2 units with associated parking provision & vehicular access point from Arundel Road & land made available for expansion of current sports pitch provision to form a sports-hub (following the demolition of existing commercial units and one bungalow) (resubmission following A/36/18/OUT). This application is a Departure from the Development Plan

Comments on Application:

- The applicants have employed Barton Hyett Associates Ltd to prepare an Arboricultural Impact Assessment (AIA) inclusive of Tree Survey Schedule, Tree Constraints Plan and Tree Retention & Removal Plan for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I agree with the retention category ratings for on and off-site trees. Some of these trees possess considerable landscape value, most of which are Category A and B specimens and so should have considerable influence over any development proposal.
- **Development Framework Plan, dwg. no. CSA/3467/136, Rev A** - The current proposal shows the majority of Category B trees would be removed to accommodate the layout of sports pitches (3. senior football). It seems unlikely that those trees within G14 and individuals to the west can be successfully retained for the long-term and in harmony with the location of those pitches. As stated in the AIA report, the loss of those trees can (and I would add 'should') be mitigated through the provision of significant tree planting as indicated on the above plan. 'Significant' in this instance should be interpreted as being of sufficient density, quantity and species type to ensure the linking together of current and proposed green infrastructure both within and adjacent the site perimeter. Those objectives should be met within a detailed landscape plan, yet to be submitted.
- The Category A and B trees growing to the north and west along with their associated groups and hedgerows – have significant landscape value and are strategically important for the accrual of ecological and environmental benefits for this site and its environs.
- The two Category A oak trees (T8 and T9) should be given adequate room both above and below ground, to both fully respect their nominal root protection area and allow for uninhibited future growth. This consideration should include their potential to attain veteran status and be accommodated without being subject to any risk mitigation pruning works in the future.

Conclusions:

- As it stands, I see no reason to object to this outline proposal on arboricultural grounds but am concerned about the scale of proposed tree/hedgerow removal in the absence of a detailed and ambitious replacement tree planting scheme. There remains some doubt about the potential impact on future growth opportunities for T8 and T9, which I expect to be resolved and shown in precise detail.
- I would be able to lend the scheme my support once we receive a detailed landscape plan and ultimate (detailed) site layout which ensures adequate mitigation for proposed tree losses and enhancement of green infrastructure across and around the site.

Recommendations:

- If this comes back in as a full and detailed application it will need to be supported by an **Arboricultural Method Statement** and most importantly a **Tree Protection Plan** clearly showing those trees which are to be retained and how they would propose to protect the retained trees and if necessary, mitigate any adverse impact on the root systems of those trees.
- I recommend the making of a Tree Preservation Order in respect of two Category A oak **T8 and T9** to preserve their place in the landscape and better control their future management. I attach TEMPO forms and GIS plan for this purpose.

Mark Warwick

Tree Officer / Parks and Greenspace Team