

CONSULTEE RESPONSE (Arun District Council - Arboriculturist)

Date of report: 27th February 2025

Reference: A/222/24/PL

Proposal: Demolition of existing pavilion; erection of new Sports and Community Hub comprising of new 3G football pitch, improved turf pitches for football, multi-use games area, locally equipped play area, hub building, storage facility, car parking, EV charging points, access road, landscaping, associated works and infrastructure. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.

Location: Sports Pavilion, Decoy Drive, Angmering, BN16 4DN

Case Officer: Mr S Davis

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 Arbtech Consulting Limited to prepare an Arboricultural Impact Assessment & Method Statement (AMS) along with a Tree Protection Plan (TPP) for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.

Notable arboricultural impacts from the scheme are localised at the interface with land parcel to the north (made available for provision of sports pitches) and scattered along the west boundary involving removal of dead and diseased ash from the landscape. Overall, the impact is low for the whole site.

The vast majority of trees worthy of retention will be so and incursion into root protection areas is tolerable and affecting only two of low value. Significant pruning is limited to that which is necessary to accommodate optimally located sports pitches.

Tree loss from this proposal will need to be mitigated within soft landscape proposals, which I understand are to be submitted at a later date. Our Landscape and Leisure Officer has

commented on this in their detailed response, and further consultation is required to approve the detailed scheme when it comes forward.

Demolition of existing and construction of new structures occurs outside of retained tree root protection areas (RPAs).

A high value oak tree (TPO/A/4/22, ref. T1) has been captured within survey group G07. It is off-site and unaffected by this proposal. The whole group is to be protected within a construction exclusion zone (CEZ).

All retained trees will be protected by an appropriate suite of measures, defined and illustrated within the AMS and TPP.

Note: All tree protection fencing is to be installed as per the default specification detailed in BS5837:2012 (Figure 2). The secondary specifications (Figure 3) may be appropriate on hard surface areas or where remote from any development and must be agreed in writing with the local authority's Tree Officer.

Services

I have been unable to retrieve details of service-runs in and out of site, which have potential for tree/hedgerow removal and root protection area incursion. It is assumed they can be located outside of RPAs and routed due east and south to connect with existing infrastructure.

The AMS (p25) suggests that detail is available and describes a solitary incursion of T33, a low value tree. All to be undertaken with supervision by the project arboriculturalist.

Any further incursions can be brought to our attention and supported with a mini method statement for our written approval prior to that work being undertaken (see recommended condition 2).

Drainage

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/landscape plans/open space provision.

I draw attention to the nominal RPAs of retained trees and their growth potential as obvious constraints to the siting of any Sustainable Drainage Systems (SuDS) feature, 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 or contamination of the soil structure.

Conclusions:

I see no reason to object to this proposal on arboricultural grounds.

Important information outstanding at this time (approved surface water drainage strategy, subterranean utility apparatus routes, detailed tree planting proposals) can be secured pre-commencement with the use of appropriately worded conditions.

Recommendation:

I recommend the above scheme for **APPROVAL**, subject to the following conditions being applied:

Condition 1

No development/demolition/levels changes (apart from any survey works required by other conditions) shall take place and no heavy plant shall be introduced to the site, unless and until written confirmation (supported by photographic evidence) is provided by the Arboricultural Expert representing the site owner(s), that all protective fencing has been erected and positioned exactly as described and illustrated on: **Tree Protection Plan, dwg. no. Arbtech TPP 01.**

Reasons: To comply with BS5837:2012 and ensure the retention of trees 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.

Condition 2

All activity at the site is to be carried out in strict accordance with: - **Arboricultural Method Statement, Arbtech AMS 01, 13 November 2024.**

Part b)

If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones (other than that described in the AMS, ref. T33) 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 BS5837:2012 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
Environment and Climate Change

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Subject: A/222/24/PL

Please find attached my report for your consideration.

Regards,

Mark Warwick
Tree Officer, Environment and Climate Change

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