

Technical Response to Tree Preservation Order and Objections from Arboricultural Officer, Land North of Water Lane

Documents submitted as part of the outline application A/40/18 consisted of the initial tree survey detailing what was present on the site. As the application was submitted in outline no arboricultural method statement (AMS) or tree protection plan (TPP) has yet been produced detailing how the trees will be protected or how any of the engineered solutions or sympathetic construction methods will be employed to address areas of construction in proximity to trees. This information will be submitted as part of any reserved matters application.

This response will address the main concerns raised by Arun District Council's Tree Officer, Mark Warwick, and also to the Tree preservation order served on trees at the site. The TPO appears to have been administered due to concerns regarding potential damage to trees resulting from construction activities. The protection measures and safe working methods will be addressed in the AMS and TPP.

Altering the southern site access is not possible without removal of other trees and tree groups which at present provide natural screening of the proposed layout from the southern boundary. The below image demonstrates this more clearly, the red box highlight the screening vegetation:



The existing road will be upgraded and already exists meaning little change to the status quo and less notable impact on the landscape. The trees that require removal are at a pinch point in the site and some would have to be removed even if the design was altered in some way. The trees are also in internal parts of the site and can only be viewed in full from the east, where woodland at Grooms Copse excludes views into the site from the wider landscape. Tree loss would be mitigated by extensive planting

and the number of trees lost would be negated by a much larger net tree gain. As indicated in the opening paragraph the AMS would address sympathetic construction techniques and protective measures where construction occurred in proximity to trees.

The route of the cycle way and footpath that emerges onto Dappers Lane already exists as a bridle way. This is long established and does not seem to have had any adverse effect on the existing two mature trees that are sited on the entrance to it. As already discussed this is at outline stage and detailed design on construction, surfacing and layout have not been undertaken. We can provide detailed input into the design to ensure the construction is sympathetic to the long-term health and retention of these trees. There are numerous types of construction such as cellular confinement systems or green grid suspended load bearing surfacing that would allow us to bridge the rooting areas with minimal disruption to the root system.

The objection to T24 being included in a proposed properties rear garden is unfounded as no physical boundaries are shown. This tree can be part of the landscape buffer rather than assigned to any one property.

The ancient woodland that comprises Groom's Copse has been given a 15 metre buffer zone from the development as per Natural England's standing advice. The 15 metres was measured from the boundary shown on Defra's MAGIC map interactive website, which is the defined method as set out in guidance. Measurement from the crown edge is not a recognised method of setting the 15 metre buffer.