

CONSULTEE RESPONSE (Arun District Council - Arboriculturist)

Date of report: 28th August 2025

Reference: BE/16/25/RES

Proposal: Approval of reserved matters following outline consent BE/150/22/OUT comprising of 3no. units within Class B2 and/or B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, parking, landscaping and sustainable drainage system with access off Newlands Road. This application is in CIL Zone 4 (Zero Rated) as other development.

Location: Land at Oldlands Farm, Newlands Road, Bognor Regis, PO22 9NN

Case Officer: Emma Sheppard

BACKGROUND

The aforementioned outline application was given permission on 05-0ct-2023. Condition 8 of the decision notice relates to the protection of existing trees/bushes and hedges on the site.

All trees are material consideration in the planning process, including those which grow off-site but might overlap in crown or root spread.

Condition 8 is to be discharged prior to commencement. It requires the protection of trees/bushes and hedges in accordance with a scheme approved by the local planning authority.

An application to discharge Condition 8, ref. BE/24/25/DOC, was refused on 28-Apr-2025 due to insufficient information submitted, so failing to meet the requirements of the condition. The applicant/agent had stated '*There is no existing vegetation within the red line boundary therefore no details are submitted pursuant to this condition.*'

TREE SURVEY INFORMATION

There are significant trees both on and off this site which could be adversely affected by the proposals. There is no supporting arboricultural information submitted with the application - a requirement of BS5837:2012 – Trees in relation to design, demolition and construction. As such, were this application to now proceed, we will not have sufficient information to guarantee such trees would be adequately respected and protected.

Notable mature trees upon and overlapping the development are found straddling the sites' southern boundary (north of Steyning Way). Recently planted and fast-establishing native tree types are found in verges and greensward towards the northern boundary (seen from Newlands Road), likely to have been secured as part of previous planning permissions. All either possess or have high potential to provide visual amenity and screening within an otherwise heavily industrialised area.

BS5837 recommends at minimum, submission of a detailed Arboricultural Method Statement along with a dimensioned Tree Protection Plan at this stage. Those permit a comprehensive understanding of the implications for retained trees, how they would relate to new dwellings and infrastructure, and importantly how they could be protected during implementation.

SERVICES

Service-runs in and out of site have not been shown and so there is potential for tree/hedgerow removal and root protection area incursion, to satisfy those requirements. More detail is required around those elements of the proposal and how they might impact trees and hedgerow.

It is expected that utility (gas, electric, mains water) apparatus can be located and routed away from the RPA of retained trees to connect with those existing.

DRAINAGE – Influence on/from established vegetation

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.

The surface and foul water drainage layout reveals multiple areas of potential conflict between proposed utility apparatus and existing vegetation.

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 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/contamination of the soil structure.

CONCLUSION:

There is a complete absence of arboricultural information, such that we cannot adequately assess the impact of the proposal on existing trees and hedgerow.

RECOMMENDATION:

I recommend refusal of this application.

INFORMATIVE:

If intending to resubmit; the applicant should employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Report which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' – with the trees accurately plotted on same.

If a RPA of any tree which is proposed for retention overlaps the development, then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) and also most importantly a Tree Protection Plan – 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.

Mark Warwick
Tree Officer
Environment and Climate Change

From: Daun Johnson on behalf of Planning.Responses
Sent: 29 August 2025 14:44
To: Planning Scanning
Subject: FW: BE/16/25/RES
Attachments: BE.16.25.RES.pdf

Please upload attachment to BE/16/2/RES, planning, consultee response, tree officer

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From: Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Sent: 29 August 2025 11:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BE/16/25/RES

Good morning

Please can this be uploaded. Consultee comments from the Tree officer.

Many thanks

Emma

Advanced leave notice Friday 8th, Friday 15th and Friday 22nd August

Emma Sheppard BA (Hons) MRTPI
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Working days Tuesday-Friday

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Note: I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately.

From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 28 August 2025 17:07
To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Subject: BE/16/25/RES

Emma

Please find attached my report for your consideration.

I leave it for you to forward to planning.responses@arun.gov.uk or return to me for further discussion.

Kind regards,

Mark Warwick
Tree Officer, Environment and Climate Change

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