

CONSULTEE RESPONSE (Council's Arboriculturist)

Date of report: 12th June 2025

Reference: BE/48/25/PL

Proposal: 7no. residential dwellings and associated works including new access. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Location: Rear of Regal House and Wayside, Shripney Road, Bognor Regis, PO22 9NP

Case Officer: Amber Willard

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 provide further insight to the proposal.

The applicants have submitted an Arboricultural Impact and Mitigation Statement (Report), Arboricultural Method Statement and Tree Protection Plan (TPP) from Wadey Trees, 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 except for T014 (TPO oak); conceivably an A-grade tree based upon their own description of form and condition. This becomes more significant as we consider the proposed surface water drainage (SWD) strategy.

Trees of low quality and negligible landscape value are to be removed. This is reasonable and of itself would not incur undue detriment to the visual amenity of surrounding area.

High value trees to the east of the applicant's site are outside of the construction area, with their nominal root protection areas influencing the line of demarcation. Robust protective fencing will need to be installed along this line to form a construction exclusion zone, to the specification described on the TPP (BS5837:2012, Figure 2).

Surface water drainage (generic)

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.

I draw attention to the nominal 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 tree growth potential (roots) to ensure long-term integrity of apparatus and permit their future maintenance.

Any improvements to existing drains within the RPA of preserved trees to be fully considered, details 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.

Surface water drainage (site specific)

The proposed SWD strategy relies on infiltration across the site and incurs no significant arboricultural impact.

If our Drainage Engineer does not support the proposed SWD strategy and favours a discharge to existing watercourse due east of the site, please seek my further comments so that I may advise on potential impacts to high value trees (TPO).

Should a facility for diversion of surface water to the drain east of the site be an essential component of the SWDS, then a route should be found which does not involve higher-value (Category A/B) tree removal or significant damage. Any essential RPA incursion is likely to require a trenchless solution to instal subterranean pipework.

Other utility apparatus

Service-runs in and out of site have not been shown but it seems likely that connections can be made due west of dwellings and avoid any RPA incursion.

Conclusion:

Fundamentally, the proposed layout satisfactorily accommodates higher value trees and incurs no significant arboricultural impact.

Recommendation:

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

Condition 1

Before any machinery is introduced to the site or construction work takes place, a brief written report (with supporting photographic evidence) is required from the Arboricultural Consultant representing the site owner(s), confirming and demonstrating that all ground protection and protective fencing has been assessed and is 'Fit for Purpose' as required under British Standard 5837:2012, erected and positioned exactly as shown on the **Tree Protection Plan, dwg. WTP3**

Reasons: To comply with BS5837:2012 and 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.

Condition 2

Part a)

All activity at the site is to be carried out in strict accordance with: - **Arboricultural Method Statement, Wadey Trees, ref. WT 023-22 AMS, 12 November 2024**

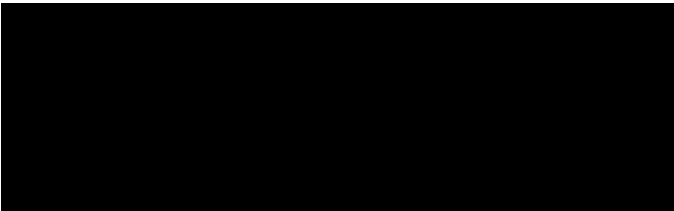
Part b)

If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, 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

Tree Officers response





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<https://www1.arun.gov.uk/planning-application-finder>



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From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 12 June 2025 17:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: BE/48/25/PL

Please find attached my report for your consideration.

Regards,

Mark Warwick
Tree Officer, Environment and Climate Change

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Littlehampton, West Sussex, BN17 5LF
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