

CONSULTEE RESPONSE (Arun District Council - Arboriculturist)

Date of report: 18th June 2025

Reference: BN/46/25/PL

Proposal: Application for construction of 10no. dwellings with new access from Wandleys Lane, landscaping and areas for ecology & amenity space. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Location: Land South of Wandleys Lane, Eastergate, PO20 3SE

Case Officer: Amber Willard

BACKGROUND

I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources. Previous consideration of nearby sites and familiarity with surrounding area provide further insight to the proposal.

TREE SURVEY INFORMATION

The applicants have employed ecourban ltd. to prepare an Arboricultural Implications Assessment & Method Statement (AMS) along with a Tree Protection Plan for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.

The information submitted is of high quality and comprehensively addresses the constraints to development and provides useful advice in respect of tree protection.

To visualise the arboricultural implications of this proposal, I have considered the following plans: Proposed Site Plan, dwg. no: 05 Rev: A and Tree Protection Plan – ECO 2.

There is uncertainty around the footway proposal at the north of the site, which is likely to encroach into the root protection areas of higher value trees – T1, T12 & T13. It could be tolerable if works are undertaken sensitively and in accordance with the AMS guidance (see sect. 5.2).

With so few trees upon the site and confined to perimeter, there are few opportunities for conflict with construction. A large majority will be retained and all those of higher value and afforded sufficient room to allow future growth without major constraint.

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. It is

assumed those will be routed due north to connect with existing infrastructure and avoiding the RPA of higher value trees but ideally we should have some knowledge of their location prior to a decision.

WSSC have approved the surface water drainage strategy in principle, and I see no obvious conflict with retained trees and hedgerow. They have approved the following plan - Drawing Proposed Drainage Plan Dwg. 000-BPC-WD-ZZ-D-C PL007 Rev 0. This plan should not be relied upon if used to consider the relationship between proposed drainage infrastructure and retained trees; the arboricultural consultant's tree survey data appears to have been overlain incorrectly.

Conclusions:

The development as described is achievable without undue detriment to retained trees, provided there is adequate site supervision by and input from the project arboriculturist.

As it stands, I see no reason to object to this proposal on arboricultural grounds.

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 is 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the **ECO 2 - Tree Protection Plan, (Appendix 1 of the Arboricultural Implications Assessment & Method Statement, ref. 241637 - AIA)**.

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

Part a)

All activity at the site is to be carried out in strict accordance with: - **Arboricultural Implications Assessment & Method Statement, ref. 241637 - AIA). Ecourban Ltd.**

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

From: Nicola Oktay on behalf of Planning.Responses
Sent: 19 June 2025 11:22
To: Planning Scanning
Subject: FW: BN/46/25/PL
Attachments: BN.46.25.PL.pdf

Tree Officers response

Nikki Oktay
Planning Receptionist, Planning Department







T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



Our priorities...

| | | | | |
|--|---|---|--|--|
|  Improving the wellbeing of Arun |  Delivering the right homes in the right places |  Supporting our environment to support us |  Fulfilling Arun's economic potential |   |
|--|---|---|--|--|

From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 18 June 2025 14:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: BN/46/25/PL

Please find attached my report for your consideration.

Regards,

Mark Warwick
Tree Officer, Environment and Climate Change

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk