

CONSULTEE RESPONSE (Arun District Council - Arboriculturist)

Date of report: 5th May 2026

Reference: CM/4/26/PL

Proposal: Subdivision of an existing dwelling to create two semi-detached dwellings, construction of a new access, two residential garages and associated infrastructure. This application is in CIL Zone 3 and may affect the setting of listed buildings.

Location: Rigates, Climping Street, Climping, BN17 5RQ

Case Officer: Hebe Smith

I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources.

TREE SURVEY INFORMATION & LAYOUT PROPOSAL

The applicants have employed Canopy Consultancy to prepare an Arboricultural Implications Assessment & Method Statement along with a Tree Protection Plan for this project.

The development proposal may be achievable without significant detriment to retained trees, although there are several areas of conflict between structures and higher value trees (retention category A & B - BS5837:2012) with high growth potential. This has precipitated the use of specialist construction methods and tree protection measures, the successful implementation of which demands targeted on-site supervision by the project's arboricultural consultant.

The main conflict is where a new detached garage block is sited, serving dwelling 01. This affects two of three category A trees on the site. The use of screw piles to support a raised floor, adopting a precautionary investigation with hand tools prior to their siting, is the least invasive method available, but nonetheless could impact greatly on those trees, given proximity, and extent of incursion. It should be anticipated that large structurally important roots will be encountered at this range, with unavoidable harmful impact incurred.

Furthermore, ongoing nuisance and a high risk of damage from falling debris would be understandably intolerable and might invite applications for substantial tree work or even removal.

The proposed location of the garage may be optimal from a design (aesthetic) perspective, while I suggest rotating clockwise 90deg. and to alongside the dwelling's northwest flank would maintain existing growing conditions for and unobstructed future growth of T27 cedar.

In the short term this amendment to the scheme would attract a higher arboricultural impact, due to the necessity for removal of T19, T20 & T24, although ultimately increase the amenity offer. This would have implications for biodiversity (BNG) calculation.

Compensatory planting of several standard trees, to include one ultimately comparable large specimen as replacement for T38 (category U = unsuitable for retention, scheduled for removal), would be a necessary mitigation for such a loss of canopy. This central location to the front of the property would seem ideal for both residents and public amenity.

We have not been presented with any detailed soft landscape proposal, although it would be sufficient for the arboriculturist to promote a suitable tree type and planting specification, which could be secured by a condition.

SERVICES

It is stated in section 5.4. of the Arboricultural Report – *‘There will be no underground services (i.e. surface water drainage, foul water, gas, electric or mains water apparatus) within the RPA of a retained tree.’*

DRAINAGE

There does not appear to be an approved surface water drainage (and foul water sewer) strategy for the site. Ordinarily 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. Given the stated unlikelihood of infiltration being viable for this site, I assume no soakaway or attenuation features could impact on retained trees as the only practical solution is to connect to existing subterranean apparatus, from forecourt hard standing to public highway via new driveway.

For completeness, 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.

SPECIAL ENGINEERING MEASURES

The relationship between existing ground levels and raised areas of ‘no-dig construction’ has not been described in detail or shown on any cross-section drawing. Ordinarily the viability of

this critical element of the development proposal should be revealed via civil engineering exercise, so we can be sure those trees retained will not suffer damage and that finished ground levels in a broader context will be acceptable. I am reassured on this occasion by the Supplementary Ground Investigation Report from eps, p3, which states under Topographic Elevation: *'Levels across the study area are generally flat and lie approximately 4-5m above ordnance datum (AOD).'*

CONCLUSIONS

The general 'principle of development' as described is achievable without undue detriment to retained trees, but it requires a more sympathetic and less intrusive layout to better preserve one of high amenity value. The current arboricultural impact is potentially high given the risks associated with the scheme. I suggest the applicant be encouraged to relocate the garage for dwelling 01, as I have described.

In any event, where RPA incursion affects higher value trees, there must be adequate site supervision at key stages by the project arboriculturist for the scheme to successfully accommodate them and allow them to flourish post-development.

Should you be able to recommend a scheme for approval, please re-consult me so that I can provide details of conditions.

RECOMMENDATIONS

As it stands, I am unable to lend this scheme my support and so register an OBJECTION, although expect this to be easily overcome if there is willingness to revise layout and agree to suitable replacement tree planting, in accordance with my suggestions.

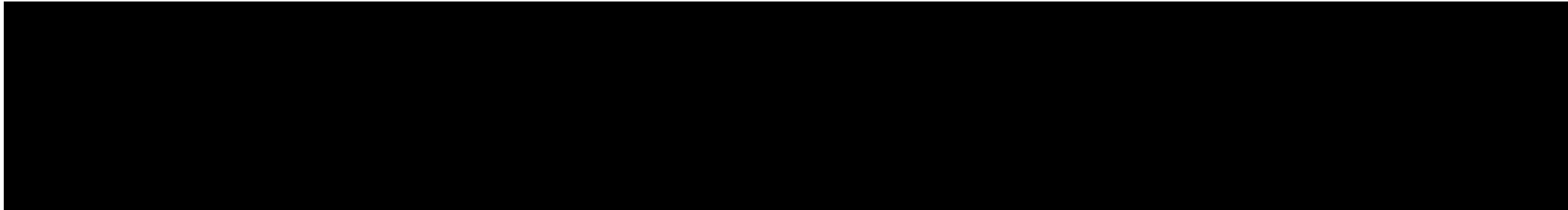
TREE PRESERVATION ORDER

I recommend the making of a Tree Preservation Order in respect of T1 & T27 (their references) to control future management. TEMPO forms and a GIS plan for this purpose will be forwarded separately.

Mark Warwick

Tree Officer

Environment and Climate Change



PL- Consultation- Tree Officer response



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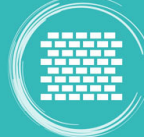
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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: CM/4/26/PL

Please find attached my report for your consideration.

Regards,

Mark Warwick
Tree Officer, Environment and Climate Change

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www.arun.gov.uk