

CONSULTEE RESPONSE (Arun District Council - Arboriculturist)

Date of report: 13th May 2025

Reference: FP/44/25/HH

Proposal: Erection of a carport.

Location: 11A Outerwyke Avenue, Felpham, PO22 8JH

Case Officer: Aishwarya Reddy

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 provides further insight to the proposal.

Trees are a material consideration in the planning process; it is likely that two mature oaks will overlap the development. Both are subjects of a Tree Preservation Order. The applicant has provided no arboricultural information so I can only comment in broad terms.

The car port will be located in part beneath the crown spread of the on-site oak. This will inevitably lead to large quantities of material from the tree being deposited upon and around the structure, entering gutters, gullies and being trod into vehicles, which may well become aggravating.

The root spread of both oaks could be affected by the proposed excavation necessary to provide an enduring concrete pad. The block plan suggests a construction depth of 400-800mm below ground level. This would be harmful given the majority of a tree's root system is found within the upper 600mm of soil and the material is impermeable, reducing infiltration and gaseous exchange.

Furthermore, it is proposed to create an additional new area of hardstanding (driveway) within the root spread of both trees to complement the new entrance, and install a soakaway the location of which has not been shown.

Conclusions:

Notwithstanding the absence of any arboricultural information, I consider the proposal ill-conceived due to the numerous and predominantly unsurmountable tree constraints.

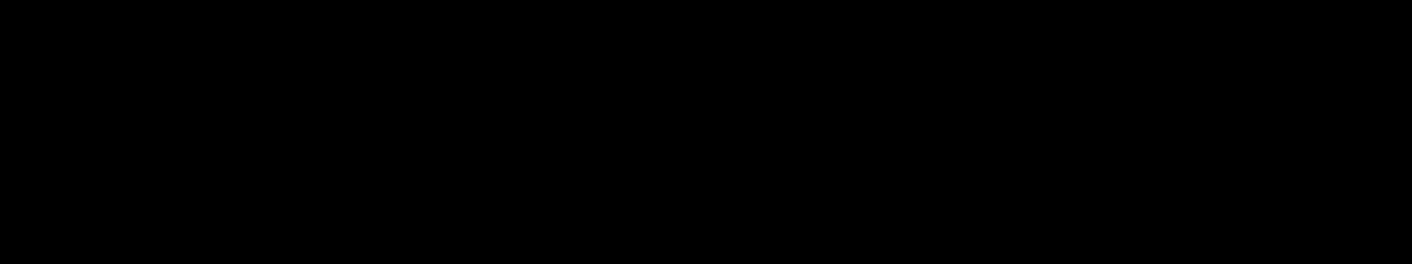
There is value in drawing attention to the level of information we require when considering development in proximity to established trees, should any future application be submitted:

BS5837:2012 – Trees in relation to design, demolition and construction, recommends at minimum, submission of an Arboricultural Impact Assessment and Tree Retention/Removal Plan (finalized) with retained trees and root protection areas shown on proposed layout, be delivered into the planning system at this stage. Furthermore, an Arboricultural Method Statement and Tree Protection Plan would be necessary; to demonstrate how retained and off-site trees could be protected during implementation.

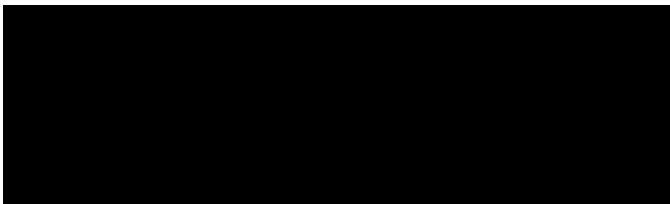
Recommendation:

I recommend refusal for this application.

Mark Warwick
Tree Officer
Environment and Climate Change



Tree Officers response



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 13 May 2025 15:46
To: Planning Responses <Planning.Responses@arun.gov.uk>
Cc: Aishwarya Reddy <Aishwarya.Reddy@arun.gov.uk>
Subject: FP/44/25/HH

Please find attached my report for your consideration.

Kind regards,

Mark Warwick
Tree Officer, Environment and Climate Change

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

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