

CONSULTEE RESPONSE (Arun District Council - Arboriculturist)

Site inspected: 3rd September 2025

Reference: F/19/25/OUT

Proposal: Outline planning application with all matters reserved (except access proposed along Ford Lane) for development of up to 400no. dwellings, a 8-10 form entry secondary school with associated sports pitches and facilities, a community hub building of up to 600 sqm, new pedestrian and cycle routes, Public Open Space, sustainable urban drainage system, landscaping and associated infrastructure. This application lies within the parish of Ford and Yapton, affects the setting of listed buildings, affects a Public Right of Way and is a Departure from the Development Plan. This is a CIL liable development.

Location: Land to the South of Ford Lane, Arundel, BN18 0DF

Case Officer: Emma Sheppard

TREE SURVEY INFORMATION

The applicants have employed David Archer Associates Ltd. to prepare a Tree Survey Schedule along with a Tree Constraints Plan for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.

Higher value trees are mostly native oak and can be found on the site's west boundary (adjacent the Meadow Gardens estate – Tree Preservation Order /Y/2/17) and at its southwest corner, north of Goodhew Close. The latter recommended to be subjects of a new TPO. Other vegetation of note includes native maple, aspen and established hawthorn hedgerow. All these features have significant landscape value and are strategically important for the accrual of ecological and environmental benefits for this site and its environs.

EVOLUTION OF LAYOUT - KEY CONSIDERATIONS

There must be overriding justification for root protection area (RPA) incursion. BS5837:2012 – Trees in relation to Design, Demolition and Construction does not promote activity in the RPA. It presents a range of options to consider, where such incursion is unavoidable or where no reasonable alternative exists. A layout that does not follow this principle should be resisted.

Sites of this size and generally open nature but with established landscape features (trees and hedgerow), should be subject to the higher-level development principles, as promoted in our Supplementary Planning Documents. Those give instruction for avoiding Root Protection Area (RPA) incursion and providing further insurance with the use of buffer zones (a minimum of 2metres to be effective). **Arun District Public Open Space, Playing Pitches and Built Facilities** (Appendix 9) and

Arun Design Guide (E.02 Landscape Structures & Trees, p48) - [Supplementary Planning Documents \(SPDs\) and other guidance | Arun District Council](#).

This is to ensure adequate room for any construction or other working alongside the RPA and account for any topographical margin of error during survey – thus removing the risk of harmful activity spilling over into the RPA.

A surface water drainage (and foul water sewer) strategy for the site ought to be submitted and approved 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/open space provision. 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.

It is undesirable for plots to abut established boundary vegetation, as this will increase risk of harmful impacts upon them following a change of land use. Soft landscaping, lawn treatments and certain permitted development all have potential to affect ongoing health and vitality of retained trees and hedgerow.

Although we are only considering access and the principle of development, it is useful at this stage to have an Illustrative Masterplan (dwg. 401-UW-P-002 rev -) from which to identify any obvious areas for improvement:

The scheme is broadly sympathetic to the presence of trees and hedgerow, with the utilisation of existing green corridors (to be enhanced – DAS pt.1, para. 2.56) and introduction of Country Park / Landscape buffer zones that incorporate most of the higher value trees.

My principal concern at this stage is around the proposed enhancement and diversion of existing public rights of way (PROW) and introduction of new footpaths. Those must avoid the RPA of established trees wherever a suitable alternative exists. T1 and T3 in particular, should be given a wide berth so that they can advance to late maturity and/or veteran status without being subjected to hazard abatement pruning to satisfy a duty of care to pedestrians. I suggest a minimum of 15metres beyond the edge of crown spread as a necessary buffer from development.

Please consider my attendance at any Advisory Group Meeting, if you think I can assist with highlighting important tree constraints on layout, as those plans evolve.

ACCESS

I see no arboricultural impact arising from construction of the main vehicle and pedestrian access points into the site and provision of associated sightlines.

CONCLUSIONS:

The principle of development as described is certainly achievable without undue detriment to a large majority of existing trees and hedgerow. The Illustrative Masterplan is encouraging from an arboricultural perspective. As proposals around layout evolve, we should expect the design team to uphold the higher-level development principles promoted within our Supplementary Planning Documents: Arun Design Guide and Arun District Public Open Space, Playing Pitches and Built Facilities.

I see no reason to object to this application on arboricultural grounds.

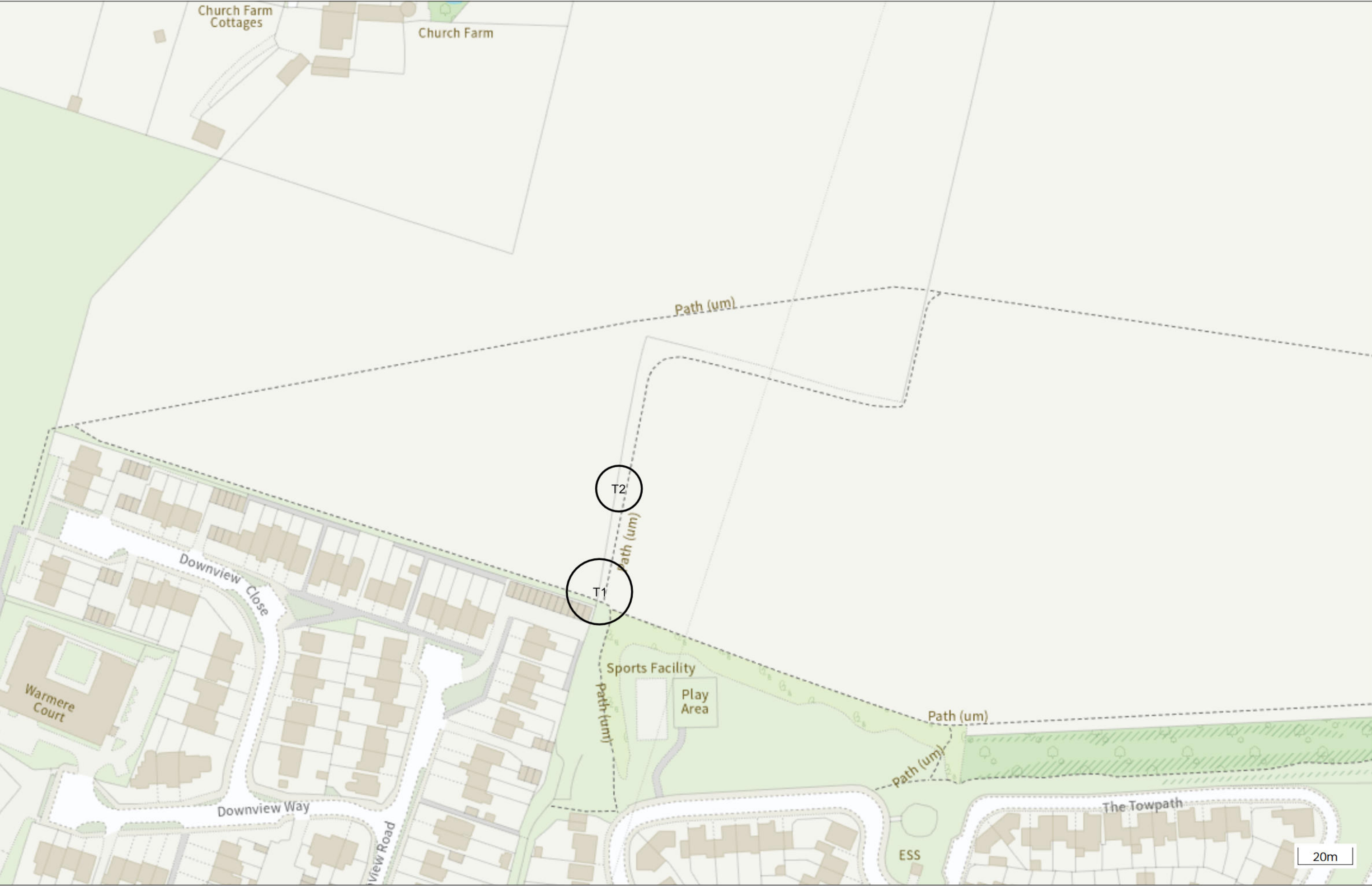
If this comes back in as a full and detailed application (reserved matters), it will need to be supported by an *Arboricultural Impact Assessment and Method Statement* inclusive of a *Tree Protection Plan* defining which trees and hedgerow are to be removed and how they will protect those retained.

RECOMMENDATION:

I recommend the making of a Tree Preservation Order in respect of two pedunculate oak, to preserve their place in the landscape and control future management. I attach TEMPO forms and a GIS plan for this purpose.

Mark Warwick
Tree Officer
Environment and Climate Change

Land south of Ford Lane, Arundel



TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 3rd September 2025

Surveyor: Mark Warwick / Tree Officer, Environment and Climate Change

Tree details

Tree/Group No: T1

Species: Pedunculate oak / *Quercus robur*

Location: Land south of Ford Lane, Arundel, West Sussex

OS Map ref: E 498315 N 103224

Part 1: Amenities assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes

4

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes

5

*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes

5

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | |
|--|
| 5) Principal components of arboricultural features, or veteran trees |
| 4) Tree groups, or members of groups important for their cohesion |
| 3) Trees with identifiable historic, commemorative or habitat importance |
| 2) Trees of particularly good form, especially if rare or unusual |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) |

Score & Notes

1

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

- | |
|-------------------------------|
| 5) Immediate threat to tree |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes

3 – Development proposal. Potential for new infrastructure within root/crown spread.

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:

18

Decision:

Definitely merits TPO

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 3rd September 2025

Surveyor: Mark Warwick / Tree Officer, Environment and Climate Change

Tree details

Tree/Group No: T2

Species: Pedunculate oak / *Quercus robur*

Location: Land south of Ford Lane, Arundel, West Sussex

OS Map ref: E 498322 N 103260

Part 1: Amenities assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes

3

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes

4

*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes

5

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Trees must have accrued 7 or more points (with no zero score) to qualify

- | |
|--|
| 5) Principal components of arboricultural features, or veteran trees |
| 4) Tree groups, or members of groups important for their cohesion |
| 3) Trees with identifiable historic, commemorative or habitat importance |
| 2) Trees of particularly good form, especially if rare or unusual |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) |

Score & Notes

1

Part 2: Expediency assessment

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- | |
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| 5) Immediate threat to tree |
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Score & Notes

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| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:

16

Decision:

Definitely merits TPO

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DISTRICT COUNCIL

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Tree Officer, Environment and Climate Change

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