

Planning Officer: Raymond Cole

Planning Application Ref: F/4/20/OUT

Location: Land at Ford Airfield, Ford

Description of works: Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application may affect the setting of a Listed Building. This application falls within CIL Zone 1 - Zero Rated

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.
- The applicants have employed Barrell Tree Consultancy to prepare an Arboricultural Assessment & Method Statement for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- **Main vehicular access routes are proposed at three locations. I have considered the following plans:**
 - I) **Ford Airfield Geometry, Eastern Access Onto Ford Road** (dwg. ITB13091-GA-021, Rev-)
No obvious conflict with existing trees alongside existing infrastructure and within sightlines. Any subsequent footway provision should be restricted to South side of the road only, away from valuable hedgerow and trees.
 - II) **Potential Southern Vehicle Access From Yapton Road** (dwg. ITB13091-GA-001, Rev E)
Tolerable loss of hedgerow sections and low/moderate value hedgerow trees to facilitate proposed new infrastructure and achieve adequate sightlines.
 - III) **Potential Site Access Arrangement – 3 Arm 40m ICD Roundabout** (dwg. ITB13091-GA-004, Rev A). *This is for entry to/from Ford Lane. No obvious conflict with existing trees alongside existing/potential infrastructure and within sightlines.*
- I find the **parameter plans and Illustrative Masterplan RG-M-78, Rev W** broadly supportable. As design layout evolves and becomes more detailed, it will be important to consider the following:
 - 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 2metre buffer zones. **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](#).

- An approved surface water drainage (and foul water sewer) strategy for the site should be achieved at detailed application stage. 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/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 (e.g. attenuation pond) 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.
- Any improvements to existing or creation of new watercourses 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.

Conclusions:

- The principle of development as described is achievable without significant loss of established tree and hedgerow cover which currently provides public amenity and/or landscape value.
- Trees and hedgerows of low-moderate value across the site interior will inevitably have to be sacrificed to facilitate the development of residential and employment areas. As further detail is provided, I anticipate those losses to be acceptable in support of a quality scheme as they ought not to be detrimental to the visual amenity of surrounding area and can be adequately mitigated with an ambitious, detailed soft landscape plan. That plan should be heavily influenced by the use of long-lived trees with large canopy and the space to flourish at maturity.
- As layout proposals evolve for each development phase, it will be necessary for each application to be supported by an **Arboricultural Impact Assessment and Method Statement Report** inclusive of a **Tree Protection Plan** defining which trees are to be retained and which trees are to be removed and how they would propose to protect them and if necessary mitigate any adverse impact on their root systems. The following is an example condition that could be applied following an approval:
 - *Before **Phase (x)** of the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels occurs, a **PRE-COMMENCEMENT Site Meeting** is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) – at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the approved **Tree Protection Plan [XXXXXXX]**.*

A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.

Reason: To 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.

Recommendation:

- As it stands, I see no reason to object to these proposals on arboricultural grounds and so recommend **APPROVAL** for this application.

Mark Warwick
Tree Officer / Parks and Greenspace Team