

02 September 2010

FROM:

Greenspace, Engineering & Emergency
Planning

TO:

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Planning Services

WINDROOS NURSERY, WORTHING ROAD, LITTLEHAMPTON – LU/229/10

1.0 Arboriculture

Comprehensive tree survey in accordance with BS5738 has been undertaken. The tree protection fencing identified with the tree protection plan must be conditioned with any permission.

The fencing associated with the hawthorn hedge (H17) on the north western boundary short must additionally have tree protection fencing extending 5 m from the base of the trees. This will need to form part of the condition.

The Poplar trees (G18) lining the western edge of the site provide good visual amenity in addition to their biodiversity importance. However being Poplar trees they have a limited life expectancy. The completed development further to the west where construction has occurred and the heaps of soil and compaction within the site to the east have encroached within the trees root protection areas (BS5837 (2005)) which would have caused damage to underlying roots, reducing their overall life expectancy. It may be possible to have the trees reduced to make them safe but such an operation would affect their visual amenity and their potential for Tree Preservation Order status.

The three Monterey Pines (G16) to the east of the eastern boundary form a compact and healthy group with potential to become a prominent feature within the landscape and are worthy of protection. Therefore they should not be indiscriminately cut to the fence boundary as proposed by Ecourban consultants. Provision for fencing according to each of the Pine trees' calculated root protection area must be erected prior to the commencement development activities. The proposed parking area should be built with a special surface as suggested in the Ecourban consultants report, page 27. It may be possible to crown lift the lower branches away from the proposed car parking area for future vehicle access.

No objection to the removal of trees identified for removal with the exception of Oak tree (T11). This is noted to have an asymmetric crown caused by the pruning back of branches from the suspended power lines; it appears to have good form as viewed from the highway. If the power line and poles are decommissioned the Oak tree has potential to reform and balance its crown to become a prominent feature within the site. It is therefore recommended that the Oak tree is protected

with adequate fencing according to the BS5837 (2005) by providing substantial fencing to a distance of at least 5.5m.

Comments provided by Ian Brewster – Principal Tree Officer

1.1 Biodiversity / Ecology

The recommendations contained within the habitat survey report must be included within the conditions of any planning approval.

- Clearing of remaining vegetation must not be carried out during the bird nesting season.
- A reptile survey is carried out prior to works commencing on site.
- Vegetation on the western boundary is retained – this is noted as recommended in the tree protection plan.
- Bat and bird boxes are provided to enhance the ecological potential of the site and mitigate for the loss of mature vegetation.

1.2 Landscaping

The provision of landscaping for the development must be conditioned with any permission. Some indicative planting has been illustrated with the plan provided this must for a condition on any reserve matters application.

Other conditions must include LAW3, LAW8, LAW9, LAW10.

1.3 Public Open Space

The Council's SPG remains relevant as part of the Council's saved policies. In addition the Council has an Open Space and Recreational Study (2009) completed as part of the PPG 17 requirements. This provides evidence of the shortfall of open within this part of Littlehampton.

The outline development of 91 units would require an area of 0.48 ha of public open space (2.2 people per household). The application states that the proposal provides for 4.3 ha of POS. Some of the proposed POS is at the frontage of the site and is therefore inappropriate to be termed POS; it cannot be included in the calculation leaving only 0.29 ha. This would result in a further shortfall in the POS.

Objection due to insufficient provision of POS

The proposed provision of a LEAP and LAP is satisfactory.

An indication of the future management responsibility for areas of open space should be provided. A commuted sum for future management / maintenance can be calculated for the local authority to adopt the play areas and open space.

1.4 SUDS

The use of a part of the POS for a SUDS is noted however the full implication of the SUDS within the POS needs to be provided including its future management and maintenance.

