

Planning Officer: Raymond Cole

Planning Application Ref: LU/238/20/OUT

Location: Land west of Bridge Road Roundabout, Littlehampton, BN17 5DF

Description of works: Outline planning permission with some matters reserved for demolition of existing treatment works and redevelopment of a former camp site on the edge of the River Arun to provide up to 105 homes, 100sqm of A1 Shops use, 220sqm of A3 Restaurant use and 420m of pontoons to provide approximately 32 leisure moorings along with associated landscaping, sluice gate, flood defence works, car parking and highways works, including access. This application also lies within the parish of Clymping, may affect a Public Footpath and is a Departure from the Development Plan.

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.
- There are established trees both on and off this site which will be adversely affected by the proposals.
- The applicants have employed **Arbeco Ltd** to prepare an **Arboricultural Impact Assessment**, inclusive of a Schedule of Trees, Tree Constraints Plan and a Tree Retention and Removal Plan for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am in agreement with the retention category ratings for on and off-site trees.
- There is a considerable number of native trees and hedgerow about the perimeter of the site which collectively provide valuable screening and ecological benefit. I am pleased to see there is no substantial removal proposed which would visually diminish the landscape from roadside, only facilitation pruning works and carefully selected tree removal to achieve adequate site access and traffic sightlines. It is important given the relatively young age of most trees that their future growth and potential influence over any adjacent development be a major consideration in designing a site layout that is sympathetic to accommodating their long-term presence especially in respect of shading, any ongoing maintenance requirements and curtailing future 'pressure to prune'.

Conclusion:

- As it stands, I see no obvious reason to register an objection on arboricultural grounds.

Recommendations:

1. A subsequent more detailed application will need to consider the following, to comply with the recommendations of BS5837:2012 – Trees in Relation to Construction:
'In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) and most importantly an associated Tree Protection Plan – to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.'
2. Mitigation for the proposed removal of moderate value trees should be ambitious and involve the use of native trees with long-term landscape value wherever appropriate and submitted as part of a detailed landscape scheme.

Mark Warwick
Tree Officer / Parks and Greenspace Team