

Planning Officer: Mrs A Gardner

Planning Application Ref: LU/3/19/PL

Location: Empty Supermarket Premises, Avon Road, Littlehampton, BN17 6AT

Description of works: Demolition of existing buildings & redevelopment of site comprising 83 No. residential units (C3 Dwelling Houses) & 158.5 sqm flexible retail floorspace GIA (A1 (Shops) and/or A2 (Financial & Professional Services) and/or A3 (Food & Drink) and/or D1 (Non-residential Institutions)) together with the provision of car & cycle parking, landscaping & associated works. This application affects the setting of listed buildings & affects the character & appearance of the East Street, Littlehampton Conservation Area

Comments on Application:

- There are significant trees off-site which could be adversely affected by these proposals, yet there is no supporting arboricultural information submitted with the application - a requirement of BS5837:2012. As such, were this application to now proceed, we will not have sufficient information to guarantee such trees would be adequately respected and protected.
- There are no trees wholly within the site, therefore in the absence of interior constraints from vegetation it should be possible to design a layout for the site which avoids any above or below ground conflict with adjacent off-site trees. The majority of those are in the rear gardens of private residential property although the most significant from a public amenity perspective are roadside and growing from grass verge within the publicly-maintainable highway.
- Those latter trees include early mature examples of lime, cherry and whitebeam; which should be given adequate room as part of any proposal and account for their potential to increase in height and spread, such that no future 'pressure to prune' arises from the position of any residential dwelling. These trees are a valuable visual amenity, especially when viewed from the north and south – the latter vista should be recognised and preserved for the benefit of the wider community.
- The existing hard ground surface will act as 'ground protection' for those tree root systems which overlap the site, while it remains in situ. How that hard surface is eventually broken-up, removed and replaced will need to be described in detail so that we can be satisfied their methodology fully respects those trees. This should be included in their Arboricultural Method Statement, usually provided as part of the Arboricultural Implications Assessment.

Conclusions:

- It should be possible to develop the site, broadly in line with the current proposals and without adverse effect on retained off-site trees; although I suspect some adjustment to the north block of residential apartments to fully accommodate the long-term presence of roadside trees.
- The applicant has not yet provided sufficient information for us to fully determine the impact of this proposal on significant off-site trees.

Recommendations:

- The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Implications Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' – with the trees accurately plotted on same.
- 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 also

most importantly a 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.

- In the absence of the above reports being provided I must register an **OBJECTION** to these proposals.

Mark Warwick
Tree Officer / Parks and Greenspace Team