

CONSULTEE RESPONSE (Arun District Council - Arboriculturist)

Date of inspection: 22nd August 2025

Reference: LU/72/25/OUT

Proposal: Hybrid Planning Application comprising of the following: 1) - Outline application with all matters reserved (except access) for Phase 2 (West of Site) comprising development of approximately 8,800sqm GIA Light Industrial/Storage and Distribution (Use Class E(g)(iii) / B8), and 2) - Full Application for Phase 1 (East of the Site) for a food store (Use Class E(a)), 2 No. Drive-Thru food/beverage units (Sui Generis) with revised vehicular access, associated parking and landscaping. This application may affect the setting of a listed building and is in CIL Zone 2 and is CIL Liable.

Location: Land to the west of New Courtwick Lane, Wick, BN17 7RZ

Case Officer: Emma Sheppard

TREE SURVEY INFORMATION

The applicants have employed Barton Hyett Associates to prepare an Arboricultural Impact Assessment & Preliminary Method Statement (AIA/MS) along with a combined Tree Retention/Removal & draft Phase 1 Protection Plan for this project.

The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I agree with the retention category ratings for on and off-site trees.

The original tree survey provided on behalf of the applicant is now more than 2 years old, generally regarded as a threshold beyond which any condition ratings and management recommendations may no longer be valid. That said, it remains possible to consider the general implications for existing tree stock and in determination of the phase 1 component. The survey will need updating if the phase 2 outline proposals progress to the detailed application stage.

Arboricultural features of primary importance are located in the northeast corner and along southern boundary of the site. The former is a high value sycamore (their ref. T66), a likely subject of Tree Preservation Order (TPO)/LU/1/99. The latter a linear group, predominantly poplar species (hybrid black and Lombardy) of variable condition. There will be individuals in this group requiring hazard abatement pruning (or removal); more of interest to the applicant/agent than us. Overall and subsequent to any essential work, the group should

remain a significant landscape feature worthy of preservation in the interest of public amenity, notwithstanding the obvious ecological and environmental benefits on offer. Interplanting the existing gaps is proposed on the Illustrative Landscape Strategy Plan and there would be an expectation of further enhancement in kind of the boundary tree feature, as response to new gaps arising. A new TPO would provide some insurance against depletion of the group; a proposal will be forwarded separately.

Whilst the site is bound on the north boundary with established trees (some are subjects of the TPO) offering valuable screening and other environmental benefits, many are individually unremarkable, as are the majority of trees within the site and proposed for removal to facilitate the intended development. That said, the loss of tree cover would be substantial in ecological terms and loss of potential amenity; we should seek an ambitious soft landscape offer as mitigation, to include replacement planting with trees of appropriate stature and longevity.

**1) - OUTLINE APPLICATION WITH ALL MATTERS RESERVED (EXCEPT ACCESS)
FOR PHASE 2** (West of Site) comprising development of approximately 8,800sqm
GIA Light Industrial/Storage and Distribution (Use Class E(g)(iii) / B8).

Although we are only considering access and the principle of development, it is useful at this stage to have an Illustrative Landscape Strategy Plan (LSP) and Tree Retention/Removal Plan from which to identify any obvious areas of concern.

A large number of trees, many of which rightfully assigned the category B (moderate value) retention rating, are to be removed from within the site. This is necessary to deliver the scheme. The loss of those trees should be mitigated through the provision of significant tree planting throughout the site. The enhancement of aspiring woodland areas and infill planting to sustain boundary features, should consist of complementary tree types that offer significant longevity and stature. A detailed soft landscape plan would need to be submitted in support of a full application.

Established trees on the southern and northern boundaries are important constituents of the local landscape and can also provide visual amenity and mature outlook to any scheme, so must be afforded sufficient room to allow future growth (above and below ground level) without constraint if they are to flourish post-development.

The utilisation and enhancement of existing access from New Courtwick Lane incurs no harmful impact on trees and is therefore acceptable.

Key areas to consider as layout design evolves:

Any raising of ground levels within RPAs must be within acceptable tolerances and extent of intrusion and involve the use of granular material that can remain gas and water permeable throughout its design-life.

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.

Conclusion: I see no reason to object to this outline proposal on arboricultural grounds.

Recommendation: APPROVAL

- 2) - **FULL APPLICATION FOR PHASE 1** (East of the Site) for a food store (Use Class E(a)), 2 No. Drive-Thru food/beverage units (Sui Generis) with revised vehicular access, associated parking and landscaping.

A principal concern is the need for close supervision by the project arboricultural consultant during sensitive demolition works (Demolition Plan, 2255-P-008A), undertaken within and adjoining the root protection area of retained trees. Parking bays and hardstanding at the northern end of site and large areas from the west boundary are of special interest. The AIA/MS sets out the working methods and programme of supervision for this work, which must be strictly adhered to if affected trees are to flourish post-development.

A finalised AIA/MS and Tree Protection Plan (TPP) will need to be submitted for our approval prior to commencement of any demolition or construction activity upon the site.

Service-runs in and out of site have not been shown and so there is potential for tree/hedgerow removal and root protection area incursion, to satisfy those requirements. It is assumed those will be routed due east to connect with existing infrastructure.

There does not appear to be an approved surface water drainage (and foul water sewer) strategy for the site. 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 and landscape plans.

Conclusion:

BS5837 recommends at minimum, submission of an Arboricultural Impact Assessment and Tree Retention/Removal Plan (finalized) with retained trees and root protection areas shown on proposed layout, be delivered into the planning system at this stage. The draft report and plan as is, are sufficient to assess the impact of the proposal and so the finalized versions can be secured by condition, for discharge prior to commencement.

The development as described is achievable without undue detriment to retained trees, provided there is adequate site supervision at key stages by the project arboriculturist.

Recommendations:

As it stands, I see no reason to object to these proposals on arboricultural grounds. I recommend the above scheme for **APPROVAL**, subject to the following condition being applied:

Condition 1

The applicant must submit a detailed Arboricultural Impact Assessment & Method Statement (AIA/MS) and finalised Tree Protection Plan (TPP) to the local planning authority for approval. Written confirmation of acceptance of both AIA/MS and TPP must be issued before any enabling, demolition or construction works are commenced on site.

Reasons: To comply with BS5837:2012 and ensure the retention and protection 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.

I recommend the making of a Tree Preservation Order in respect of a group of 29 poplar and an individual sycamore, to preserve their place in the landscape and control future management. I attach TEMPO forms and GIS plan for this purpose.

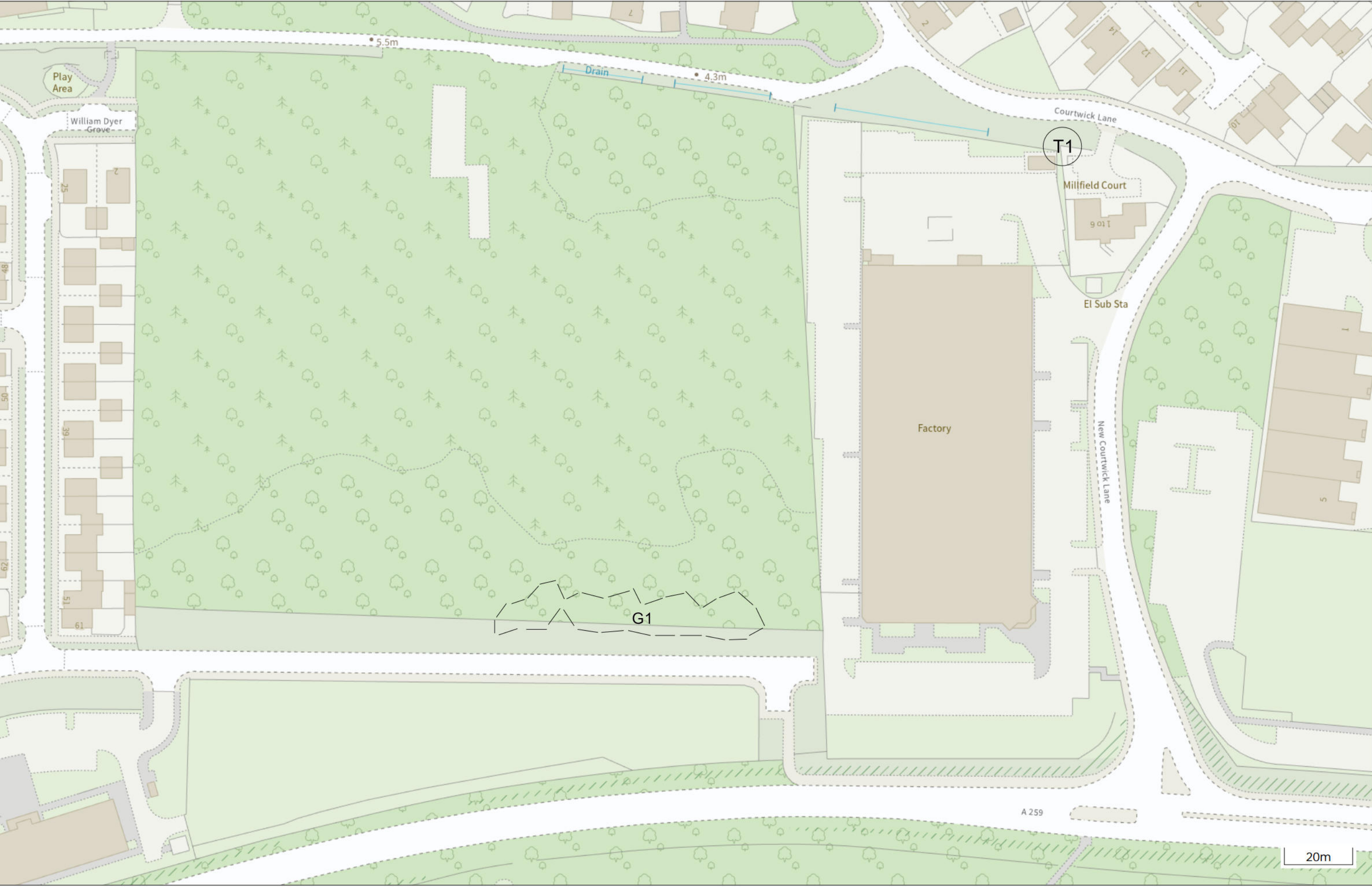
Mark Warwick

Tree Officer

Environment and Climate Change

1st September 2025

Land west of New Courtwick Lane, Littlehampton, West Sussex



Scale 1:1000 @ A3

© Arun District Council and Crown Copyright. All rights reserved. Licence No: AC0000807434, 2025
Production Date: 01 September 2025

www.arun.gov.uk



TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 22nd August 2025

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

Tree details

Tree/Group No: G1 Species: 12x Hybrid black poplar / *Populus x canadensis*, 17x Lombardy poplar / *Populus nigra Italica*

Location: Land west of New Courtwick Lane, Littlehampton, West Sussex

Part 1: Amenity 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

2

*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

4

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

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:

17

Decision:

Definitely merits TPO

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 22nd August 2025

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

Tree details

Tree/Group No: T1 Species: Sycamore / *Acer pseudoplatanus*

Location: Land west of New Courtwick Lane, Littlehampton, West Sussex

Part 1: Amenity 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

5

* 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

4

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

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:

17

Decision:

Definitely merits TPO

Tree Officers response

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
---	--	--	---	--

From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 01 September 2025 16:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Subject: LU/72/25/OUT

Please find attached my report for your consideration.

Regards,

Mark Warwick
Tree Officer, Environment and Climate Change

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk