

## CONSULTEE RESPONSE (Arun District Council - Arboriculturist)

Date of report: 4<sup>th</sup> August 2025

Reference: LU/76/25/PL

Proposal: Demolition of vacant supermarket building and erection of four-storey hotel with ancillary restaurant, public realm, landscape improvements, retention of associated car park and all associated works. This application affects the setting of listed buildings and affects the character and appearance of the East Street Conservation Area and is in CIL Zone 4 (Zero Rated) as other development.

Location: Former Waitrose Site, Avon Road, Littlehampton, BN17 6AT

Case Officer: Mr S Davis

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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 area provide further insight to the proposal.

There are established trees of high amenity value, exclusively positioned off-site but overlapping the development. They are significant within the public highway (Franciscan Way) and notable within private gardens of properties in East Street, the latter within a Conservation Area. The existing hard surface (tarmac) will function as ground protection for those tree root systems which overlap the site and is assumed to remain undisturbed.

Smaller trees of ornamental value at southwest corner of the site make a positive contribution. They are proposed for retention and surrounding pedestrianised area is to be enhanced with further planting, but there is no detailed landscape scheme submitted.

### TREE SURVEY INFORMATION

There are significant off-site trees, as described above, and some which by virtue of their size enjoy statutory protection from being in a Conservation Area. Whilst the risk of harmful arboricultural impact is low, we cannot be confident those trees will be properly considered if works are to proceed. Uncontrolled pruning of overhanging branches and harmful activities at ground level, may result in tree damage and subsequent loss of amenity.

There is no supporting arboricultural information submitted with the application - a requirement of BS5837:2012.

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.

Ideally we should also be in possession of an Arboricultural Method Statement along with a Tree Protection Plan. Those permit a comprehensive understanding of the implications for retained trees, how they would relate to buildings and infrastructure, and importantly how they could be protected during implementation. It is necessary for those to be made requirements of a pre-commencement condition if the proposal gains consent.

### **Conclusions:**

The principle of development as described is certainly achievable without undue detriment to retained on and off-site trees, although we are yet to have sight of the necessary arboricultural report and plans to demonstrate this has been properly considered.

The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Impact 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.

If an 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 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.

### **Recommendation:**

As it stands, I see no reason to object to these proposals on arboricultural grounds, subject to the following conditions being applied:

#### Condition 1

The applicant must submit a report, Arboricultural Impact Assessment & Method Statement (AMS) supported by a Tree Protection Plan (TPP), to the local planning authority for approval. Written confirmation of acceptance of both AMS 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.

### Condition 2

Before any machinery is introduced to the site or construction work takes place, a brief written report (with supporting photographic evidence) is required from the Arboricultural Consultant representing the site owner(s), confirming and demonstrating that all protective fencing has been assessed and is 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the approved **Tree Protection Plan**.

Reasons: To comply with BS5837:2012 and 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.

### Condition 3

Part a) - All activity at the site is to be carried out in strict accordance with the approved **Arboricultural Method Statement**.

Part b) - If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reasons: To comply with BS5837:2012 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

Mark Warwick  
Tree Officer  
Environment and Climate Change

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**Cc:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Subject:** LU/76/25/PL

Please find attached my report for your consideration.

Regards,

**Mark Warwick**  
**Tree Officer**, Environment and Climate Change

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[www.arun.gov.uk](http://www.arun.gov.uk)