

## CONSULTEE RESPONSE (Arun District Council - Arboriculturist)

Date of report: 21<sup>st</sup> October 2025

Reference: LU/93/25/PL

Proposal: Part demolition, conversion, refurbishment and re-elevation of Units 5 and 6 and construction of retail (food and non-food), leisure and food & beverage units (Use Class E), together with associated car parking, access, loading areas, landscaping and associated works. This application is in CIL Zone 2 and is CIL Liable.

Location: Units 5-7 Watersmead Business Park, Norway Lane/Worthing Road, Littlehampton, BN17 6LS

Case Officer: Emma Sheppard

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### BACKGROUND

I undertook a site inspection on 12<sup>th</sup> September 2025. Access was restricted by secure fencing around the perimeter of site.

I have identified a number of trees within the applicant's ownership and others off-site, for preservation in recognition of their amenity value. TEMPO forms and a GIS plan are forwarded separately, to assist with making an order (TPO). I do not see any complications arising for the development proposal.

### TREE SURVEY INFORMATION

BS5837:2012 – Trees in relation to design, demolition and construction, recommends at minimum, submission of an Arboricultural Impact Assessment and Tree Retention/Removal Plan (finalized) with retained trees and root protection areas shown over proposed layout, be delivered into the planning system at this stage.

The applicant has employed FPCR Environment & Design Ltd. to prepare an Arboricultural Assessment (Report) inclusive of a Tree Retention Plan for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.

Ideally we should be in possession of an Arboricultural Method Statement along with a Tree Protection Plan at this detailed planning stage. Those permit a comprehensive understanding of how retained trees would be protected during implementation. It would be essential for those to be made requirements of a pre-commencement condition if the proposal gains consent.

To visualise the arboricultural implications of this proposal, I have considered the following plan: Tree Retention Plan, dwg. no: 12641-T-02 Rev: A.

There is a high number of trees being removed from site, although the loss of amenity is relatively low. This is due to the low value (in a planning context) of many and limited public visibility. The majority of trees in the outward facing southern sector of the site are retained and they have stated an intention to plant 71 new trees as part of their soft landscape offer.

### SERVICES

It is assumed that existing foul water and other utility (gas, electric, mains water) apparatus are compatible with existing trees on site and any proposed would be located and routed away from the RPA of retained trees and to accommodate the growth potential of those newly planted.

### DRAINAGE

There does not appear to be an approved surface water drainage 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.

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.

### **Conclusions:**

The overall impact of the scheme in arboricultural terms is moderate to high, although amenity impact is relatively low. This effect can be mitigated by our acceptance of a sufficiently detailed and ambitious landscape offer.

We await the provision of their detailed landscape plans, which will need to be submitted for approval by our Leisure and Landscape Officer.

If the proposal gains consent, it will be necessary to include a condition that secures an approved arboricultural method statement and tree protection plan, prior to commencement.

**Recommendation:**

I recommend the above scheme for **APPROVAL**, subject to the following condition being applied:

Condition 1

The applicant must submit an Arboricultural Method Statement (AMS) and 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.

Mark Warwick  
Tree Officer  
Environment and Climate Change





Tree officers response

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**Cc:** Emma Sheppard <Emma.Sheppard@arun.gov.uk>  
**Subject:** LU/93/25/PL

Please find attached my report for your consideration.

Regards,

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

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