

CONSULTEE RESPONSE (Council's arboriculturist)

Date of inspection: 21 April 2022

Reference: M/16/22/PL

Proposal: Laying out of an 18 hole 72 par golf course, a 9 hole golf course, practice greens and a driving range including a buggy compound; the formation of a new access onto the A259; construction of a club house with associated golf club facilities; the construction of a maintenance building and external area of hardstanding; the laying of parking, new roads and paths; new landscape planting; surface water drainage basins and water storage reservoirs; and other earth works and infrastructure. This application also lies within the parishes of Climping and Yapton, is a Departure from the Development Plan and affects a Public Right of Way. This application is subject to an Environmental Statement.

Location: Land South of Grevatts Lane/A259, Climping

Case Officer: Mr D Easton

Comments on application:

The applicants have employed FPCR Environment and Design Ltd. to prepare an Arboricultural Assessment along with Tree Survey and Retention Plans for this project.

The Tree Survey data is comprehensive and I agree with the retention category ratings for on and off-site trees.

No Tree Protection Plan or Arboricultural Method Statement has been provided. Ideally this level of information should be provided up front in support of a detailed layout, for an application at this stage.

If the root protection area (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.

With so few higher value trees (retention category A & B) established upon the site there ought to be no harmful impact from any development proposal. Being highly visible native oak and maple, they are already important constituents of the local landscape and will

provide visual amenity and mature outlook to any scheme. They should be retained and afforded sufficient room to allow future growth (above and below ground level) without constraint if they are to flourish post-development.

I have considered the Illustrative Masterplan dwg.1352.404.01, 04.02.2022 and find the conceptual layout broadly sympathetic to tree and hedgerow features and proposed removals not obviously problematic, as one would expect for such an open and expansive site. Following my own site assessment, six individual trees (three oak, three field maple) are recommended for Tree Preservation Order. FPCR recognise two of those oak as individuals (their refs. T2 & T5), the remaining four trees as likely components of G4 and G17.

There is a potential area of conflict which I feel needs to be resolved around the terminus of hole 18; a substantial section (capturing part of tree groups G3 and G4) is to be removed. Within that section I suspect are two higher quality trees (retention category A/B) that I have identified for TPO (fig.1).

In respect of any soft-landscape proposals, I defer to our Leisure and Landscape Officer. Whilst we await detailed plans, I hope we can encourage extensive inclusion of native tree species of potential stature (>10m ht.) and longevity such that they will grow to enhance the local landscape and secure green infrastructure connectivity/wildlife corridors.

In advance of detailed proposals that may come forward at Reserved Matters stage (?), I draw attention to the following items for consideration by the project design team and their arboricultural consultant(s):

Sites of this size and generally open nature but with established landscape features (trees and hedgerow), should be subject to the higher-level development principles, as promoted in our Supplementary Planning Documents. Those give instruction for avoiding Root Protection Area (RPA) incursion and providing further insurance with the use of buffer zones (in practice this is required to be a minimum of 2metres to prevent construction overspill and adequate working area). **Arun District Public Open Space, Playing Pitches and Built Facilities** (Appendix 9) and **Arun Design Guide** (E.02 Landscape Structures & Trees, p48) - [Supplementary Planning Documents \(SPDs\) and other guidance | Arun District Council](#).

There does not appear to be a 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/landscape plans/open space provision.

Nominal root protection areas (RPA) of retained trees and their growth potential are obvious constraints to the siting of any SUDS (e.g., attenuation pond) 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.

Any improvements to existing or creation of new watercourses within the RPA of preserved trees to be avoided where practical and reasonable to do so. Where there is a significant risk of damage to higher value trees arising from such operations, then an alternative strategy should be proposed.

Conclusions:

The general 'principle of development' as described is achievable without undue detriment to higher value trees, but it requires a more sympathetic approach to the tree line east of Grevatt's Bridge. I suggest the applicant be encouraged to revisit this area of the layout.

Important arboricultural information is absent from this full application, such that we cannot be sure retained trees and hedgerow would be adequately protected.

As it stands I am unable to support the application and so register an Objection.

Recommendations:

If you are minded to approve this application it will need to be supported by an **Arboricultural Method Statement** and associated **Tree Protection Plan(s)** defining which trees are to be retained, which are to be removed and how they would propose to protect the retained trees and if necessary mitigate any adverse impact on the root systems of these trees.

Once received, I would be happy to consider those documents for approval and provide you with bespoke conditions to encourage full compliance with same.

I recommend the making of a Tree Preservation Order in respect of **three oak and three maple** to preserve their place in the landscape and inform a revised layout. TEMPO forms and GIS plan for this purpose can be found here: [REDACTED]

[REDACTED] Climping Land S of Grevatts Lane

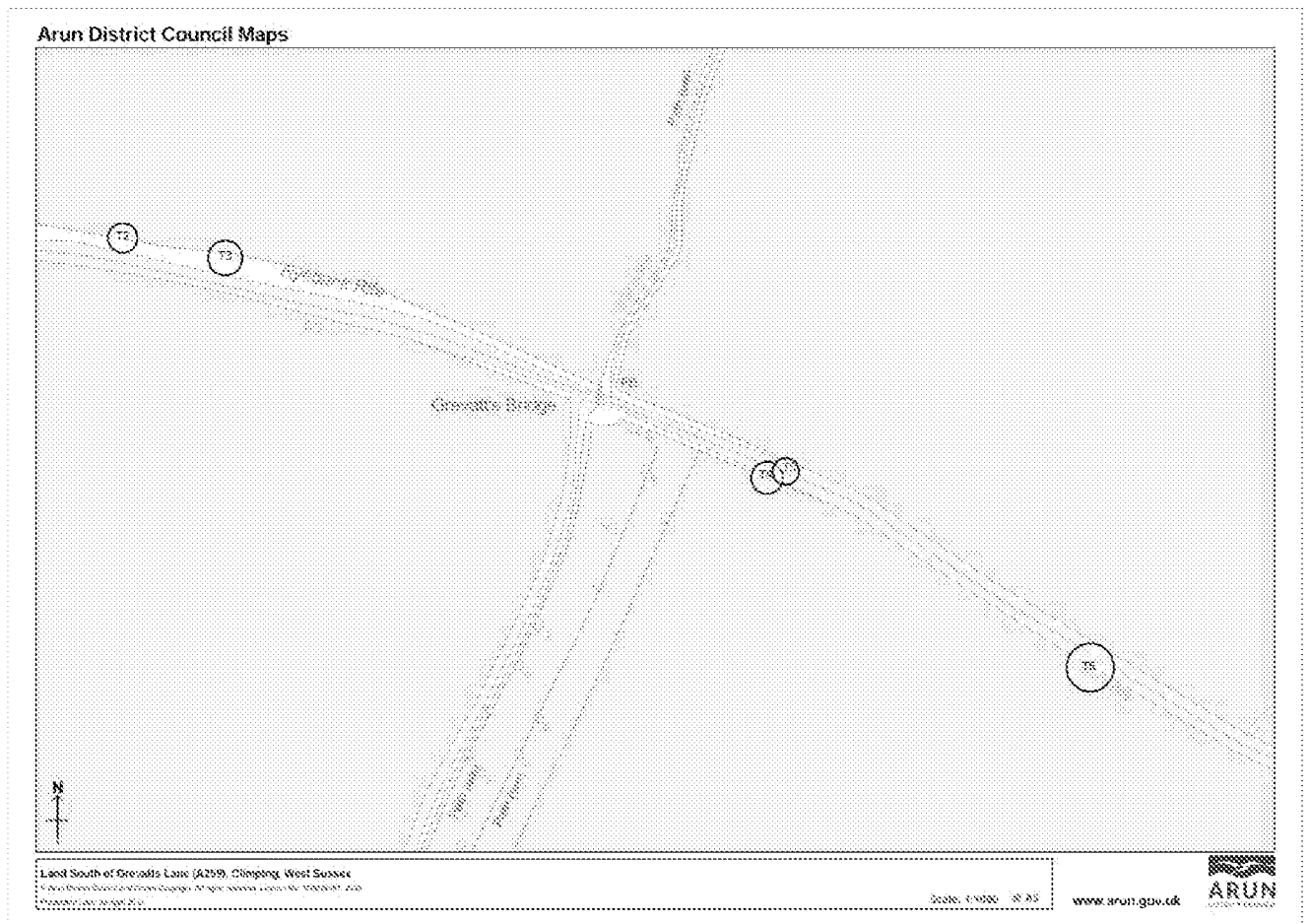


Figure 1. Map showing position of T4 oak & T5 maple proposed for TPO.

Mark Warwick
Tree Officer / Neighbourhood Services