



Hallam Land Management

Land North of Ancton

Arboricultural Technical Note

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PLAN REFERENCES

Illustrative Masterplan_04_02_22 (4-EGD_1352.404.01)
 Grading Plan_04_02_22 (5-EGD_1352.405.01)
 Drainage Plan_04_02_22 (6-EGD_1352.406.01)
 Landscape Concept Plan_04_02_22 (8-EGD_1352.408.01)
 Irrigation Layout Plan_04_02_22 (10-EGD_1352.410.01)
 Softworks General Arrangement Plan (171-UW-P-B-025)
 Hard Landscaping Plans (BRGC-NOV-V4-00-DR-A-PL102 to 103)

1.0 INTRODUCTION

- 1.1 This technical note has been prepared by FPCR Environment and Design Limited on behalf of Hallam Land Management to present comments in relation to the Arboricultural Assessment and survey of trees located at land north of Ancton (hereafter referred to as the site), OS Grid Ref SU 988 009.
- 1.2 A planning application for:
- 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.*
- 1.3 As part of this planning application the below comments have been received from Mark Warwick, Tree Officer for Arun District Council, dated 21st April 2022. Comments to address these have been provided and are highlighted in bold.

2.0 COMMENTS

- 2.1 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 given adequate protection both above and below ground.

General tree protection measures are included within the Arboricultural Assessment and an Arboricultural Method Statement with a Tree Protection Plan has been produced in conjunction with these comments to support the application. The Arboricultural Method Statement and Tree Protection Plan provide details of tree protection methods and fencing requirements to ensure the successful integration of retained tree cover.

- 2.2 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.

The design of the proposed development has been constraint lead which includes the existing tree stock. All trees of high and moderate quality, category A and B with the exception of a small section of G4, which is not subject to the TPO (ref: TPO/M/2/91), are to be retained. Whilst the loss of this small section of tree cover is not considered to be detrimental to the wider landscape it has been recorded as a continuation of the linear tree belt along the western boundary. This is due to the similar proportions when compared to trees situated further along the Ryebank Rife. It is accepted that some trees within this area may merit consideration on their individual amenity merit and two trees have been highlighted by the tree officer (Arun District refs. T4 oak & T5 maple) as being important constituents of the local landscape. It is however not considered that these two trees are important components of the more established and prominent belt of trees to the west, already protected by a Tree Preservation Order, further comments on these are provided below. All retained trees have been given sufficient room to allow future growth with root protection areas being accommodated within the proposals.

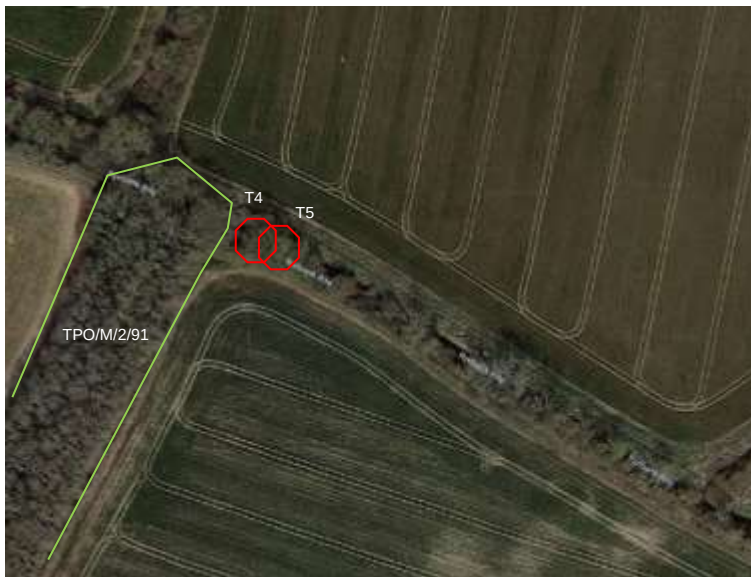
- 2.3 I have considered the Illustrative Masterplan dwg. 1352.404.01, 04.02.2022 and find the conceptual layout broadly sympathetic to tree and hedgerow features and proposed removals not obviously problematic, as one would expect for such an open expansive site. Following my own site assessment, six individual trees (three oak, three field maple) are recommended for Tree Preservation Order. FPCR recognise two of these 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).

The removal of tree cover, including the oak and maple in this location, is to allow for the unimpeded link between the 18th hole fairway and green which is situated to the north of the Ryebank Rife. Consultation has been held with the Golf Course design team to see if the retention of the two individual trees is possible with the removal of surrounding trees and vegetation. Unfortunately, the removal of the tree cover identified is unavoidable to provide the required course length and par. The relocation of the 18th hole would have wider implications for the masterplan, including a reconfiguration of the holes and siting of buildings on site. The layout has been informed by a thorough consideration of the constraints at the site and been through a number of iterations to ensure a suitable response to the existing landscape features, landscape setting, views into the site, safe access, etc. whilst meeting the requirements for the golf club in terms of the golf features that they require. Whilst two trees have been highlighted for potential retention the loss of these is not considered to be detrimental due to the extent of tree cover being retained

both across the site and also in the immediate vicinity of the trees to be removed. There will also be a net gain in additional trees planted at the site.

The serving of any TPO is principally founded on the contribution the tree makes to amenity. Whilst not defined in legislation amenity is usually understood to be the visual contribution or benefit a tree provides from a public viewpoint. The site is within private ownership and any public viewpoints towards this part of the site would only be possible from PROW 165, which runs along the western boundary of the site. However, south of the Rife the PROW lies on the western side of the woodland that is subject to TPO/M/2/91 (part of our G4) and north of the Rife is surrounded by dense hedgerows. The trees lie to the east of the woodland and hedgerows therefore partially restrict views from the PROW. Even if there are glimpses it is important to consider that they would be broken views being seen through the winter canopy of an intervening woodland or hedgerows. Any benefit these trees provide to the locality, with respect to amenity, is therefore reduced.



- 2.4 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.

Landscape proposals have been provided in the form of both soft and hard landscape drawings. These illustrate extensive landscaping of which new tree planting forms a key part. Both native and ornamental species are proposed with heights ranging from 175-200cm to 500-600cm with a total of 742 individual trees. Native woodland and hedgerow planting is also proposed which will all increase, enhance and secure tree cover within the surrounding landscape. Whilst the total amount trees to be lost is not possible to calculate due to the outgrown nature of the areas being removed, the planting of 742 individual trees is considered to provide an overall gain in trees across the site.

- 2.5 In advance of details 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):

The application is for full planning and will not include a Reserved Matters application, therefore a suite of detailed proposals has been submitted. These include hard and soft landscaping, drainage, grading and irrigation proposals. The relevant plans that have been reviewed in relation to potential impacts to trees have been listed within the contents list of this technical note.

- 2.6 Sites of this size and generally open nature but within established landscapes 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).

- 2.7 **As part of the design process a grading plan has been developed and reviewed in relation to potential impacts to trees, especially those of importance around the boundaries. All grading works are to respect the calculated root protection areas and where encroachments occur these are considered to be minimal and are at the point that new levels meet existing. Both G4 and G5 have been given a root protection area calculated from a stem diameter size, average to trees observed throughout. This has then been applied to provide a greater stand off as trees along the outside edge are generally of a smaller size. When combined with the proposed layout this equates to a buffer zone of 2 metres or greater.**

- 2.8 There does not seem 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.
- 2.9 **A drainage strategy and drainage plan has been provided as part of the application and have been reviewed in relation to potential impacts to trees. It can be confirmed that there will be no impacts to retained trees from the drainage and irrigation proposals. All drainage runs are outside of tree protection areas and discharge points are to utilise existing connections.**
- 2.10 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.
- 2.11 **Drainage infrastructure which comprises of attenuation ponds or lakes are all situated outside of tree protection areas and therefore do not pose any impacts to retained trees.**
- 2.12 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 significant risk of damage to higher value trees arising from such operations, then an alternative strategy should be proposed.
- 2.13 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 the 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.
- 2.14 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 the retained trees and if necessary mitigate and adverse impact on 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.
- An Arboricultural Method Statement and Tree Protection Plan has been prepared and supports these comments. The Arboricultural Method Statement provides details in accordance with the BS5837:2012 ‘Trees in Relation to Design, Demolition and Construction - Recommendations’. The document outlines the methodology by which construction will be undertaken in order to safeguard trees in a satisfactory condition during the construction of an 18-hole golf course and associated infrastructure. The Tree Protection Plan provides the location of Tree Protection Fencing.**

- 2.15 I recommend the making of a Tree Preservation Order in respect of the 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:

The review of the TEMPO forms is not possible so comments cannot be provided on the suitability of these trees for the purpose of a TPO. However, the TEMPO assessment is a recognised method of evaluating trees for the purpose of Tree Preservation Orders. The retention of these trees has been assessed in relation to the proposals. It can be confirmed that the removal of the two trees, referenced as T4 & T5 within the comments received from the Tree Officer, cannot be retained for reasons provided above. The amenity value of these trees is not considered to be any greater than those situated within the two linear tree belts along the western and southern boundary. The two trees are also not considered to be important component parts of the wider tree belt and their loss will not be detrimental to both the short- and long-term health, structure and importance of this tree belt in terms of Arboriculture. Both linear tree groups, protected by the existing TPO (ref:TPO/M/2/91), found along the western and southern boundaries are to be retained in their entirety and therefore the loss of tree cover required to facilitate the 18th hole should not constrain the proposals, which have been informed by a robust constraint led master planning process.

3.0 CONCLUSION

- 3.1 The loss of tree cover identified within the Arboricultural Assessment is not considered to be detrimental to the surrounding landscape on Arboricultural terms. The vast majority of tree cover is to be retained with all trees subject of a Tree Preservation Order being integrated into the proposals. Extensive new tree, hedgerow and woodland planting will both increase and enhance the tree cover, providing future trees of high amenity value.
- 3.2 Provided that the protection methods in this AMS are followed on site, there shall be no unnecessary or adverse Arboricultural impacts to retained trees. The successful retention and integration of trees is possible and will ensure trees of amenity value are protected.
- 3.3 Subject to the finalising of a precise timeline of construction works the AMS is sufficient to satisfy the requirements of the Tree Officer and the requirement of any pre commencement conditions related to trees.