

CONSULTEE RESPONSE (Arun District Council - Arboriculturist)

Date of report: 22nd January 2025

Reference: P/114/24/RES

Proposal: Reserved matters application (pursuant to outline permission P/178/21/OUT (APP/C3810/W/22/3302023)) for matters of appearance, landscaping, layout and scale concerning the construction of 95 new homes along with new pedestrian and cycle links, open space, landscaping, habitat creation, drainage features and associated groundworks and infrastructure. This development is in CIL zone 5 (CIL liable as new dwellings) and may affect the setting of listed buildings.

Location: Land west of Pagham Road, Pagham

Case Officer: Mr S Davis

Comments on application:

I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources.

The applicants have employed FPCR Environment and Design Ltd. to prepare an Arboricultural Assessment & Method Statement along with Tree Protection Plans (TPP) for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.

Landscape Masterplan 5000 PL02 and TPP show a majority of established trees retained and successfully accommodated within the layout of buildings and infrastructure.

LAYOUT PROPOSAL – AREAS IDENTIFIED FOR IMPROVEMENT (DESIRABLE)

1. Plot 42 – relationship with G5 (hybrid black poplar)

This group of trees are described as in poor overall condition and of low value; so would not qualify for preservation with an Order (TPO). They have high growth potential and growing to the south of the dwelling are already seen to cast shade across much of the usable garden space. In addition to excessive shade, they will strongly influence ground conditions within gardens, potentially blighting those properties and limiting horticultural scope for occupiers.

As boundary trees, it will be important to the future occupier(s) to know who is responsible for them, as pruning to limit their influence will be a long-term consideration. Pre-emptive tree removal or reconfiguration of the plot layout to accommodate their mature impacts, are both supportable.

DRAINAGE AND UTILITY APPARATUS

It is assumed that surface water drainage, foul water and other utility (gas, electric, mains water) apparatus can easily be located and routed away from the RPA of retained trees.

The local lead flood authority (WSCC) has endorsed the submitted 'detailed surface water drainage strategy' in their response to us 20-Dec-24 and I see no obvious unjustified conflict with retained trees.

Conclusions:

The proposal complies with the requirements of ALP policies: D DM1 (7. Trees and woodland) and ENV DM4.

The absence of a 2metre buffer zone around the RPA of retained trees, as described in the Arun Design Guide, is unfortunate, but tolerable considering the relative value of affected trees and the applicant's engineered solution to achieve optimal road layout.

Recommendation:

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

Condition 1

No development/demolition/levels changes (apart from any survey works required by other conditions) shall take place and no heavy plant shall be introduced to the site, unless and until written confirmation (supported by photographic evidence) is provided by the Arboricultural Expert representing the site owner(s), that all protective fencing has been erected and positioned exactly as described and illustrated on **Tree Protection Plan 9831-T-09, Rev A**.

Reasons: To comply with BS5837:2012 and ensure the retention of trees 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

All activity at the site is to be carried out in strict accordance with: - **Arboricultural Assessment & Method Statement, FPCR Environment & Design Ltd., Rev A.**

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: P/114/24/RES

Please find attached my report for your consideration.

Regards,

Mark Warwick
Tree Officer, Environment and Climate Change

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