

## CONSULTEE RESPONSE (Council's Arboriculturist)

Date of inspection: 17<sup>th</sup> June 2025

Reference: P/43/25/PL

Proposal: Demolition of existing storage buildings and the erection of 6no. dwellings and associated works. This application affects the setting of listed buildings, is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings.

Location: Land to the west of Inglenook Hotel, 255 Pagham Road, Nyetimber, PO21 3QB

Case Officer: Hannah Kersley

---

### Comments on application:

The applicants have submitted a Tree Survey Report from Beechdown Arboriculture Ltd., which is inclusive of an Arboricultural Impact Assessment (AIA) and Method Statement (AMS) inclusive of Tree Protection Plans (TPP), for this project.

Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I agree with the retention category ratings.

The arboricultural information submitted is of high quality and comprehensively addresses the constraints to development and provides useful advice in respect of tree protection. I draw attention to the AIA paras. 12.5 & 12.6, the essence of which should inform the Construction Management Plan. Specific details relating to additional precautions and the extent of arboricultural supervision required to deliver those tree protection measures effectively are found in Sections 14, 20 & 22.

Trees T4 & T6-T8 incl. growing near the west boundary are subject of a preservation order – TPO/P/2/20. This linear group of early mature native oak and lime have limited amenity potential, following facilitation pruning on their west aspect to accommodate an earlier development (Platinum Gardens) and their partial concealment by dwellings. This effect to be replicated on their east aspect should this latest proposal gain approval.

The above pruning should leave a minimum radial spread on the east aspect of 3.5metres, resulting in a balanced crown profile and allowing sufficient clearance from the dwelling and reasonable use of garden space.

## Conclusions:

Two small trees of low quality will be removed to implement the scheme. The further concealment and containment of preserved trees on the west boundary is an unfortunate element of the design, whilst seemingly hard to resist given past approval for same to facilitate the Platinum Gardens development.

The proposal allows for the successful retention of all higher value trees, provided there is adequate site supervision at key stages by the project arboriculturist.

## Recommendation:

If this scheme is to be **APPROVED**, the following conditions should be applied:

### Condition 1

Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place, written confirmation is required from the Arboricultural Expert representing the site owner(s), confirming that all protective fencing has been inspected and found to be 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the **Tree Protection Plan – Phase 1, ref. B/0559/25, Beechdown Arboriculture Ltd.**

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 2

Part a)

All activity at the site is to be carried out in strict accordance with: - **Tree Survey and Report, ref. B/0559/25, Beechdown Arboriculture Ltd.**

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

**From:** Nicola Oktay on behalf of Planning.Responses  
**Sent:** 18 June 2025 10:41  
**To:** Planning Scanning  
**Subject:** FW: P/43/25/PL  
**Attachments:** P.43.25.PL.pdf

Tree Officers response

**Nikki Oktay**  
**Planning Receptionist**, Planning Department

**T:** 01903 737965  
**E:** Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

To register to receive notifications of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



**Our priorities...**

Improving the wellbeing of Arun

Delivering the right homes in the right places

Supporting our environment to support us

Fulfilling Arun's economic potential

**From:** Mark Warwick <Mark.Warwick@arun.gov.uk>  
**Sent:** 17 June 2025 17:21  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Hannah Kersley <Hannah.Kersley@arun.gov.uk>  
**Subject:** P/43/25/PL

Please find attached my report for your consideration.

Regards,

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

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)