

Planning Officer: Raymond Cole

Planning Application: P/49/21/RES

Location: Land North of Sefter Road & 80 Rose Green Road, Pagham

Description of works: Application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) & condition 7 (landscaping & layout details) following the grant of P/134/16/OUT for the erection of 250 No. dwellings, (including affordable homes), replacement scout hut, land for an Ambulance Community Response Post Facility, demolition of No. 80 Rose Green Road & provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks (resubmission following P/24/20/RES). This site also lies within the parish of Aldwick.

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. Previous consideration from site and familiarity with surrounding areas provides further insight to the proposal.
- The applicants have employed Keen Consultants to prepare an Arboricultural Method Statement (AMS) along with a Tree Protection Plan (TPP) for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- There are significant trees around the site, many worthy of retention and some of which enjoy statutory protection TPO/P/4/19. Whilst the Landscape Masterplan, dwg. no. CSA/2038/140 Rev B appears sympathetic to their long-term presence I am concerned that surface water drain/ditch enhancements may have an adverse effect on their long-term health, especially where in proximity to preserved trees (Keen ref. T9, T10 and T45-62 incl.).
- There is not yet 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/open space provision/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 (e.g. attenuation pond) or introduction of subterranean utility apparatus.
- Any improvements to existing or creation of new watercourses within the RPA of preserved trees (e.g. anti-tank ditch) 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 principle of development as described is achievable without undue detriment to retained on-site trees, provided there is strict adherence to the AMS and TPP, supported by adequate site supervision at key stages by the project arboriculturist (AMS sect.12).

- Assurances are required around the extent of any future surface water drainage operations and associated working methods, in proximity to retained trees.

Recommendations:

- As it stands, I see no reason to object to these proposals on arboricultural grounds. If approving the application, the following conditions should be applied:
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, dwg no. 9260-KC-XX-YTREE – TPP01 RevF.**

Reason: To 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.

2. All activity at the site is to be carried out in strict accordance with: - **Arboricultural Method Statement, ref. 9260-KC-XX-YTREE-Method Statement-RevE, June 2021.**
- 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.

Reason: To comply with BS5837 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 / Parks and Greenspace Team