

CONSULTEE RESPONSE (Arun District Council - Arboriculturist)

Date of inspection: 24th July 2026

Reference: Y/18/26/PL

Proposal: Construction of 2no. residential dwellings - one dwelling adjoining 35 Roemead Drive (originally approved as Plot 32) and the other adjoining Plot 50 which is accessed from Donovan Way. This application is in CIL Zone 3 and is CIL Liable as new dwellings.

Location: Land adjacent to 35 Roemead Drive and 28 Donovan Way, Yapton

Case Officer: Miss K Welch

TREE SURVEY INFORMATION

It has been stated (application form, p6) that there are no trees or hedges on the proposed development site, nor on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character. Both those statements are incorrect.

The southern boundary of the site is notable for its hedgerow and there are established hawthorn trees at the mid-point and presumably in conflict with proposed plot divide and at the west end visible from the highway. All have screening value and provide connectivity between areas of greenspace, useful as wildlife corridors among the newly formed estates and established farmland and paddock.

The agent has not submitted any arboricultural information. BS5837:2012 recommends at minimum, submission of an Arboricultural Impact Assessment and Tree Retention/Removal Plan (finalized) with retained trees and root protection areas shown on proposed layout, be delivered into the planning system at this stage.

While the principle of development as described seems achievable based on the limited information available; in the absence of this document and plan, it is not possible for us to properly consider the impact of this proposal, least of all be confident retained trees and hedgerow would be adequately protected during construction phase.

Furthermore, there is no construction management plan from which to understand how materials will be brought to site, stored and moved into place. Many construction-related activities have the potential to cause harm to retained trees, most commonly the result of soil compaction and contamination. For a site as congested as this, there would be a high risk of direct physical damage or removal.

My understanding is that our consideration of biodiversity net gain requirements only regards individual trees with a stem diameter >300mm at 1.3metres above ground level. If correct, that is likely to exclude evaluation of the established hawthorn trees on site.

SERVICES

It is assumed that foul water and other utility (gas, electric, mains water) apparatus can be located and routed away from the RPA of retained trees and connect with those existing to the north.

DRAINAGE

The submitted drainage strategy provided by Infra Engineering Practice Ltd., proposes infiltration blankets either side of where there is currently an established hawthorn tree. Permeable paving at the west end of the site is seemingly in conflict with existing established hawthorn trees or proposed new planting of crab apple trees. Important to note that the vast majority of even mature trees' roots are found within the top 600mm of soil, therefore the effectiveness of such apparatus may be compromised by root ingress.

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 feature, soakaway 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.

CONCLUSIONS

The absence of arboricultural information means the local authority cannot adequately assess the impact of the proposal on retained trees and hedgerow. Whilst this information is not available to us for consideration I am bound to register an objection.

If the scheme was to progress in current form, there is a risk of harm occurring to established trees and hedgerow and a corresponding loss of amenity.

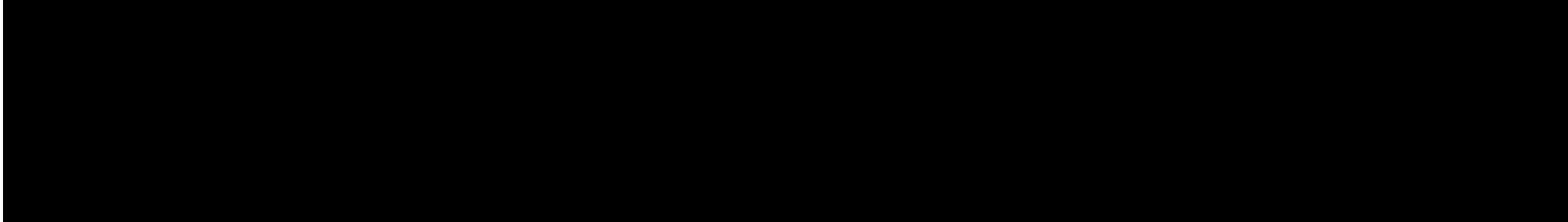
The principle of development as described seems achievable without undue detriment to retained trees and hedgerow, although we are yet to have sight of the necessary arboricultural report and plans to demonstrate this has been properly considered.

RECOMMENDATIONS

The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Implications Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Retention/Removal Plan' with current and proposed layout shown – with the trees accurately plotted on same.

If an 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 also 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.

Mark Warwick
Principal Tree Officer
Environment and Climate Change



PL- Consultation- Tree Officer response



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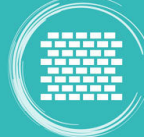
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From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 27 July 2026 17:13
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Y/18/26/PL

Please find attached my report for your consideration.

Regards,

Mark Warwick
Tree Officer, Environment and Climate Change

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