

CONSULTEE RESPONSE (Arun District Council - Arboriculturist)

Date of report: 21st April 2026

Reference: AB/17/26/HH

Proposal: Construction of single storey side extension with steps to rear and conversion of garage to habitable use.

Location: 37 Torton Hill Road, Arundel, BN18 9HF

Case Officer: Susan Haley

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 area provide further insight to the proposal.

TREE SURVEY INFORMATION

The applicants have employed Absolute Arboriculture to prepare an Arboricultural Impact Assessment & Method Statement along with a Tree Protection Plan for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.

HIGHER VALUE TREES (+TPO)

The site is remarkable for the presence of mature oak trees, prominent at the front of property. Several are justifiably rated as retention Category A and the majority of other trees rated B. A high frequency of movement to transport plant and materials to the rear of the dwelling is planned.

Whilst the maintenance of all physical tree protection measures (i.e. fencing and ground cover) is an essential requirement; the correct installation and ongoing implementation of effective ground protection to facilitate the proposed 'contractor access route' is a critical element for the successful delivery of this project. Its proximity to T1, T2 & T6 (all subjects of TPO) and sustained use, will require regular oversight to prevent damage occurring to the underlying soil structure. No storage of plant or materials upon the ground protection should be permitted, to reduce the risk of pollutants harming soil flora and fauna.

All ground protection employed should remain 'fit for purpose' throughout the construction phase. BS5837:2012 states the following:

6.2.3.3. *New temporary ground protection should be capable of supporting traffic entering or using the site without being distorted or causing compaction of underlying soil.*

I would advise some type of fencing (e.g. plastic barrier mesh) is installed either side of the contractor access route, to further insure against any deviation onto unprotected ground within the RPA of important trees.

Conclusion:

Overall the proposal has a low arboricultural impact however there is a risk of significant harm to high value trees and associated loss of amenity.

The development as described is achievable without undue detriment to any tree, provided there is strict adherence to the arboricultural method statement and tree protection plan and retention of arboricultural consultancy services to ensure adequate supervision of works within root protection areas.

Recommendation:

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

Condition 1

Before any machinery is introduced to the site or construction work takes place, a brief written report (with supporting photographic evidence) is required from the Arboricultural Consultant representing the site owner(s), confirming and demonstrating that all ground protection and protective fencing has been assessed and is 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the **Tree Protection Plan, Rev B April 2026, Absolute Arboriculture.**

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: - **Arboricultural Impact Assessment and Arboricultural Method Statement, refs. AIA/AMS-THR-2/26, Absolute Arboriculture.**

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.

Condition 3

Any tree pruning considered essential to enable the agreed development must meet the requirements of BS3998:2010 Tree work – Recommendations:

Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010

Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interest of continued health and vitality of trees and to accord with current industry guidelines and sound arboricultural practice.

Mark Warwick
Tree Officer
Environment and Climate Change

PL- Consultation- Tree Officer response



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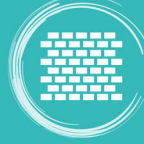
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From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 21 April 2026 14:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Susan Haley <Susan.Haley@arun.gov.uk>
Subject: AB/17/26/HH

Please find attached my report for your consideration.

Regards,

Mark Warwick
Tree Officer, Environment and Climate Change

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