

CONSULTEE RESPONSE (Council's Arboriculturist)

Date of inspection: 6th January 2026

Case Officer: Silvie Steiningerova

Reference: A/175/25/T

Location: The Dower House, West Drive, Angmering, BN16 4JE

Proposal: Crown reduction to 1no. holm oak (T1) to leave a height of 15m and spread of 7m, to leave a 3-metre clearance from the adjacent properties roof.

Reasons: Excessive shade and leaf fall

Comments on Application:

T1 Holm oak / <i>Quercus ilex</i>	Height: 15-20m	Radial spread: 5-10m	Age class: Mature
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For clarity, the tree is incorrectly located on the sketch plan. T1 is in the grounds of Dower House, the northwest corner of its plot, which lies to the south and west of Mulberry Hollow.

It is clear from the photograph provided and the applicant's property (Mulberry House), which tree is subject of this application.

This proposal relates to the treatment of material overhanging the applicant's property and to provide a maximum of 3metres clearance from their building and fixtures. The overall height and spread of the tree on all other aspects is to remain as is.

A large tree with a full and spreading crown. From distance it appears to be in a generally fine physiological state. It is approaching (if not having already arrived at) over-mature phase.

It is discreetly located within the expansive gardens of the property, although by virtue of its size and evergreen foliage has significant presence when viewed from its southern aspect. It is visible from neighbouring properties and traffic accessing/exiting this part of the estate. As such, it has public amenity value.

Conclusions:

This tree requires careful management that respects its age and vulnerability to environmental changes and disease progression.

The main limb identified for treatment has been reduced back before, leaving a relatively small quantity of foliage bearing twigs and branches remaining along its length, which are necessary to sustain it. 2metres clearance from the building would be adequate and ensure sufficient foliage remains; 3metres much less so.

Either way, the tree would continue to exert some influence over the neighbouring property, but within reasonable limits given its size and proximity. Work to prevent any branches coming into direct contact with the dwelling is acceptable.

Recommendation:

As it stands, I am unable to support this application. I **would like the applicant invited to agree to a revised proposal for lesser works** (*such as described below*) **as part of the current application so as not to incur further delay**. Such work would go some way to addressing the applicant's concerns whilst ensuring no undue detriment to tree health or loss of amenity:

- *Reduce branches as necessary to achieve a maximum of 2metres clearance from dwelling and fixtures.*

If the applicant agrees to the above revision then I would be able to recommend we grant consent, subject to the following condition:

Condition 1

Part a) 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

Part b) 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 the tree's continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

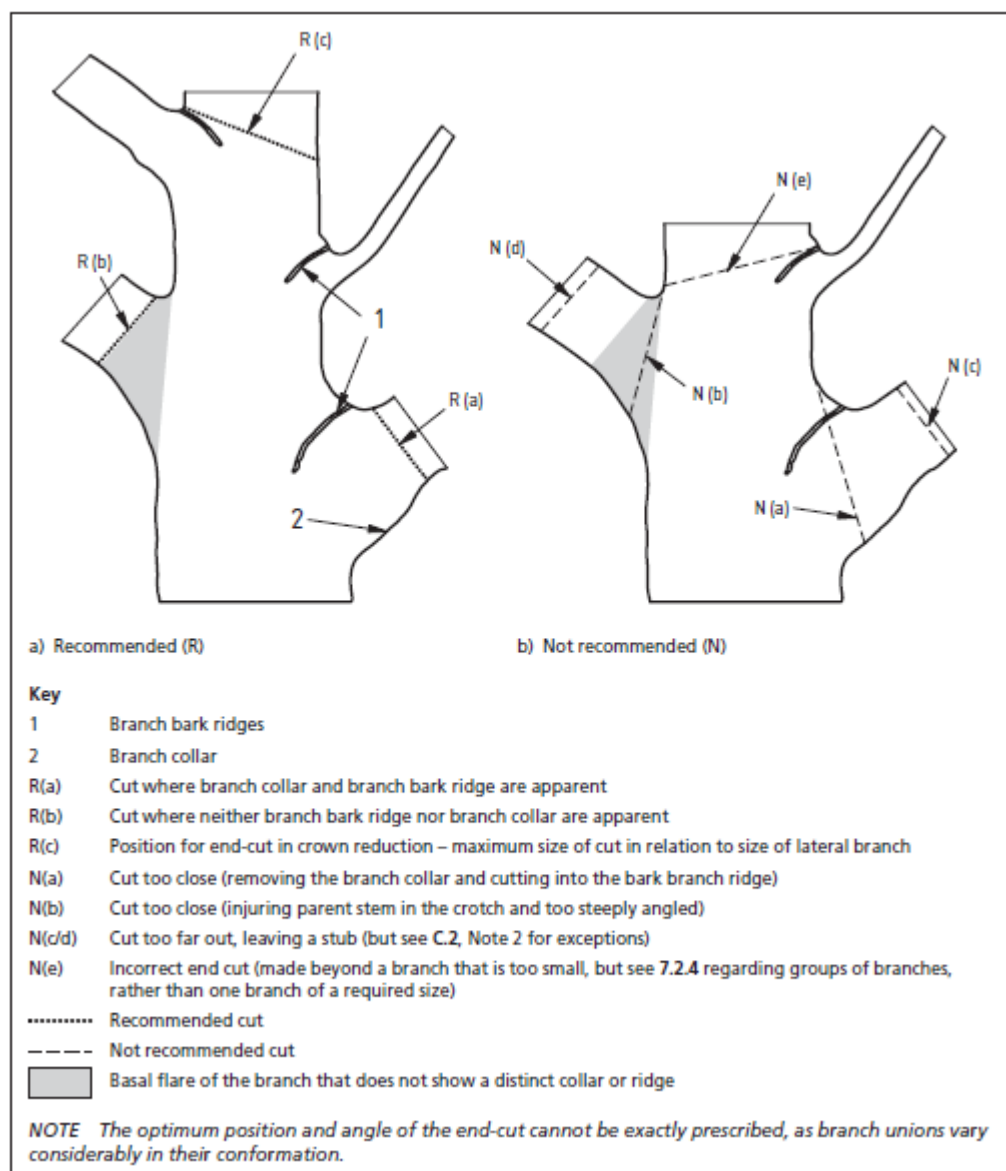
- ***See also the standard pruning guidance notes issued with the consent letter***

Informative:

Where an applicant is not the stated owner of the tree(s), permission must first be obtained from the landowner before operating beyond the boundary of their own property. Consent from the local planning authority does not by association permit approved works to be carried out in the absence of such permission.

Mark Warwick
Tree Officer
Environment and Climate Change

Figure 2 Positions of final cuts

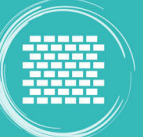


PL- Consultation- Tree officer response

Arun District Council, Civic Centre, Maltravers Rd
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From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 07 January 2026 16:00
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Silvie Steiningerova <Silvie.Steiningerova@arun.gov.uk>
Subject: A/175/25/T

Please find attached my report for your consideration.

Regards,

Mark Warwick
Tree Officer, Environment and Climate Change

Arun District Council, Civic Centre, Maltravers Rd
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www.arun.gov.uk

