

CONSULTEE RESPONSE (Council's Arboriculturist)

Date of report: 22nd July 2026

Reference: FG/62/26/HH

Proposal: Proposed detached garden room.

Location: 1 Greenways Crescent, Ferring, BN12 5EF

Case Officer: Susan Haley

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.

All trees are a material consideration in the planning process. Furthermore, on this site a Tree Preservation Order ((TPO/FG/1/15) affects prominent garden trees.

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 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.

Any construction work proposed within the nominal root protection area of a retained tree may require a specialised engineering solution (e.g. raft and or screw pile foundation).

Conclusions:

The absence of arboricultural information means the local authority cannot adequately assess the impact of the proposal on retained trees, including those protected by a TPO.

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 significant harm occurring to trees of high value in the planning context and a corresponding loss of amenity.

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

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From: Mark Warwick [REDACTED]
Sent: 22 July 2026 11:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Susan Haley <Susan.Haley@arun.gov.uk>
Subject: FG/62/26/HH

Please find attached my report for your consideration.

Regards,

Mark Warwick
Principal Tree Officer, Environment and Climate Change

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