

CONSULTEE RESPONSE (Council's Arboriculturist)

Date of report: 22nd July 2026

Further comments: 19th August 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).

The applicants have employed Beechdown Tree Consultancy Ltd. to prepare a Tree survey and report, which is inclusive of Arboricultural Impact Assessment, Method Statement and Tree Protection Plan, for this project.

The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.

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 were 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.

The proposal allows for the successful retention of all affected trees, provided there is adequate site supervision and monitoring by the individual with responsibility for all arboricultural matters on site. The overall arboricultural impact from this scheme of development is low.

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.

If the proposal gains approval, the following conditions should be applied:

Condition 1

Part a)

All activity at the site is to be carried out in strict accordance with: - **Tree survey & report, Beechdown Consultancy Ltd., ref. B/0679/26, 7th August 2026**

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 2

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 (Appendix 6 of the approved Tree survey & report), ref. B/0679/26**

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.

Mark Warwick
Principal Tree Officer
Environment and Climate Change