

CONSULTEE RESPONSE (Council's Arboriculturist)

Date of report: 22nd July 2026

Reference: R/80/26/HH

Proposal: Removal of existing garage and replacement with a new garage and front porch. Air source heat pump. Removal of existing conservatory and replacement with a new single storey rear extension. New garden room with pool and associated spaces.

Location: Willow Green, 41 Angmering Lane, East Preston, BN16 2TA

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.

The applicants have submitted an Arboricultural Impact Assessment (AIA) and Method Statement (AMS) with supporting Tree Protection Plan (TPP), for this project.

The arboricultural information submitted is of high quality, comprehensively addressing constraints to development and promoting effective tree protection measures.

The extent of root protection area (RPA) incursion affecting trees on the northern boundary, from extension of the building footprint and introduction of new, are within recognised tolerance level or mitigated by special engineering measure (e.g. screw pile foundation). Risk of harm from above ground activity is mitigated by the use of temporary ground protection and robust fencing.

Specific details relating to the extent of site supervision and monitoring required to effectively deliver and maintain tree protection measures are found in Sections 1.6 & 1.7 of the aforementioned report.

Conclusions:

The proposal allows for the successful retention of all higher value 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.

Recommendation:

If this scheme is to be **APPROVED**, the following conditions should be applied:

Condition 1

No development/demolition/levels changes (apart from any survey works required by other conditions) shall take place and no heavy plant shall be introduced to the site, unless and until written confirmation (supported by photographic evidence) is provided by the Arboricultural Expert representing the site owner(s), that all protective fencing and ground protection has been erected and positioned exactly as described and illustrated in

Appendix: A - Tree Protection Plan, Arbortrack Systems Ltd. May 2026

Reasons: To comply with BS5837:2012 and ensure the retention of trees 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

All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact Assessment and Method Statement, Arbortrack Systems Ltd. Ref: jwmb/rpt1/41angmeringlane/AIAAMS, 7th May 2026.**

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.

Mark Warwick

Principal Tree Officer

Environment and Climate Change

