

CONSULTEE RESPONSE (Arun District Council - Arboriculturist)

Date of report: 14th May 2026

Reference: WA/17/26/HH

Proposal: Proposed garden building for ancillary use.

Location: Fairview, 8 Daffodil Gardens, Arundel Road, Fontwell, BN18 0XQ

Case Officer: Rhiannon Lloyd

BACKGROUND

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 provides further insight to the proposal.

This is the first development proposal (incl. works affecting trees protected by a preservation order) affecting this plot, to come forward since the development of Daffodil Gardens, following approval of WA/63/19/PL.

TREE SURVEY INFORMATION

The applicants have employed Beechdown Tree Consultancy to prepare a Tree Survey & Report, inclusive of an 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. I agree with the retention category ratings for on and off-site trees.

HIGHER VALUE TREES OVERLAPPING DEVELOPMENT

Higher value trees (retention category B) and one subject of a Tree Preservation Order (their ref. T8), are largely grouped in the southeast corner of the plot. This is the proposed location for the garden building.

VIABILITY OF LAYOUT PROPOSAL

The extent of incursion into the root protection area of retained trees is within recognised limits of tolerance and given the proposed construction methodology (i.e. supervised installation of screw piles and elevated floor of structure), can be delivered without significant harm occurring.

Crown spread from one protected oak and other retained trees is affecting at present and will develop if left, given their high growth potential. Falling debris and risk associated with branch failure may be low but a single event of high impact on what is a less resilient structure than main dwelling, could dramatically alter the occupier's perception of them and subsequent management intentions. I find the siting of the building somewhat ill-conceived for this reason. It seems optimal to position it due west, beyond the influence of higher value trees.

CONCLUSIONS

Although not pursuing the optimal siting of the building relative to higher value trees on and overlapping the site, I believe the proposal is compliant with policy and standards relating to trees and development and overall has a low arboricultural impact.

The principle of development as described is achievable without undue detriment to retained trees, provided there is adequate site supervision at key stages by the project arboriculturist. I am confident that the proposed arboricultural supervision would be effective in ensuring adequate mitigation against potentially damaging treatment of existing soil structure.

RECOMMENDATION

If the application is to be approved in its current form, the following conditions should be applied:

Condition 1

Before any machinery is introduced to the site or construction work takes place, a brief written statement (with supporting photographic evidence) is required from the Arboricultural Consultant representing the site owner(s), confirming and demonstrating that all protective fencing and any necessary ground protection, 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 Tree Report, Beechdown Tree Consultancy, ref. B/0642/26**

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.

Condition 2

All activity at the site is to be carried out in strict accordance with: - **Tree Survey & Report (Arboricultural Method Statement), Beechdown Tree Consultancy, ref. B/0642/26**

Part b)

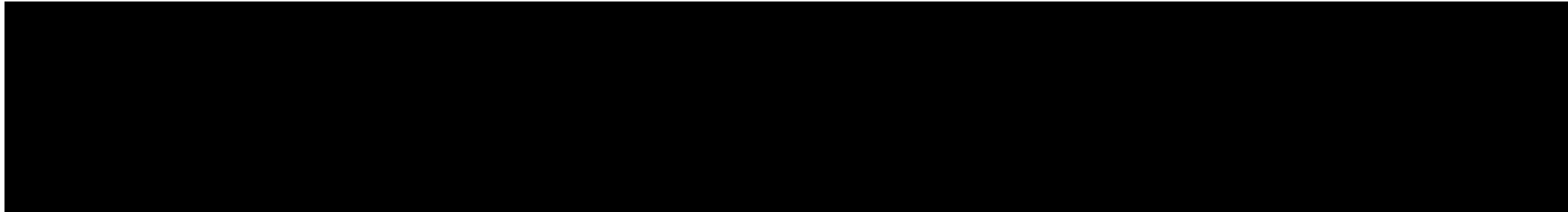
If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on 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.

Mark Warwick

Principal Tree Officer

Environment and Climate Change



PL- Consultation- Tree Officers response



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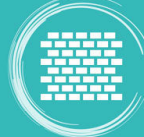
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From: Mark Warwick <Mark.Warwick@arun.gov.uk>
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Cc: Freya Clewley <Freya.Clewley@arun.gov.uk>; Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Subject: WA/17/26/HH

Please find attached my report for your consideration.

Regards,

Mark Warwick
Principal Tree Officer, Environment and Climate Change

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