

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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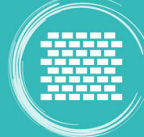
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From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 19 August 2026 10:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Jonny Cooper <Jonny.Cooper@arun.gov.uk>
Subject: Prior Notification Of Works To Tree(s) In A Conservation Area - BR/128/26/TC

Reference: BR/128/26/TC

Proposal: Crown reduction to 1no. *Magnolia* (T1) to leave a height of 5m and spread of 4m. This application may affect the character and appearance of the Upper Bognor Road & Mead Land Conservation Area.

Location: Hotham Park House, Garden Flat, High Street, Bognor Regis, PO21 1HW

I visited the above location on 5th August to determine this Town & Country Planning Act 1990 (as amended) s211 Notice.

This tree appears to be in a fine physiological state, free from obvious structural defect and with an attractive crown profile. It is discreetly located within a large walled ornamental garden area that is of shared interest. The summer house is within the wider grounds of a listed property (Hotham Park House), itself surrounded by landscaped gardens and an important, mature tree collection.

At this time, T1 has limited visibility from the surrounding park but is a fine example of an uncommon species/cultivar of yellow-flowering *Magnolia* - so can be regarded as worthy of preservation in the public interest. An evergreen: it shares similar species characteristics with the common *M. grandiflora* although on close inspection of the stem bark and flower is clearly distinct. The apparent similarity may explain why it had been planted in such a sheltered location and up against a wall, a traditional placement for that tree type.

Whole crown reduction pruning (height and spread on all aspects) has not been justified and would both set in train a cyclical programme of repeat pruning to maintain the tree at reduced dimensions and incur irrevocable loss of natural-looking branch architecture.

The treatment of small diameter branches necessary to achieve a satisfactory clearance of dwelling and pedestrian walkways, is advisable and can be achieved once consent has been gained from the local planning authority. A new tree work application would be necessary, following the making of a tree preservation order. The following suggested work specification would gain my support:

- Crown lift to provide a maximum of 2.5metres overhead clearance on all available aspects.
- Prune small branches (<75mm diameter) to achieve a maximum of 0.6metres clearance from building and fixtures.

Conclusions:

This is a healthy, stable and potentially rare ornamental tree that appears to be in harmony with its surroundings.

The tree work proposed in the application has not been justified on arboricultural grounds.

Recommendation:

1

I recommend we make a Tree Preservation Order to better control the management of T1 and attach a TEMPO form and GIS plan for this purpose.

Mark Warwick

Principal Tree Officer, Environment and Climate Change

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

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TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 5th August 2026

Surveyor: Mark Warwick / Principal Tree Officer, Parks and Greenspace Team

Tree details

Tree/Group No: T1 Magnolia sp.

Species: *Magnolia delavayi*

Location: Hotham Park House, Summer House, High Street, Bognor Regis, PO21 1HW

Part 1: Amenity assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes

5

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes

2

*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes

2

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | |
|--|
| 5) Principal components of arboricultural features, or veteran trees |
| 4) Tree groups, or members of groups important for their cohesion |
| 3) Trees with identifiable historic, commemorative or habitat importance |
| 2) Trees of particularly good form, especially if rare or unusual |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) |

Score & Notes

1

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

- | |
|-------------------------------|
| 5) Immediate threat to tree |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes

5 – sect. 211 notice to heavily reduce height and spread

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

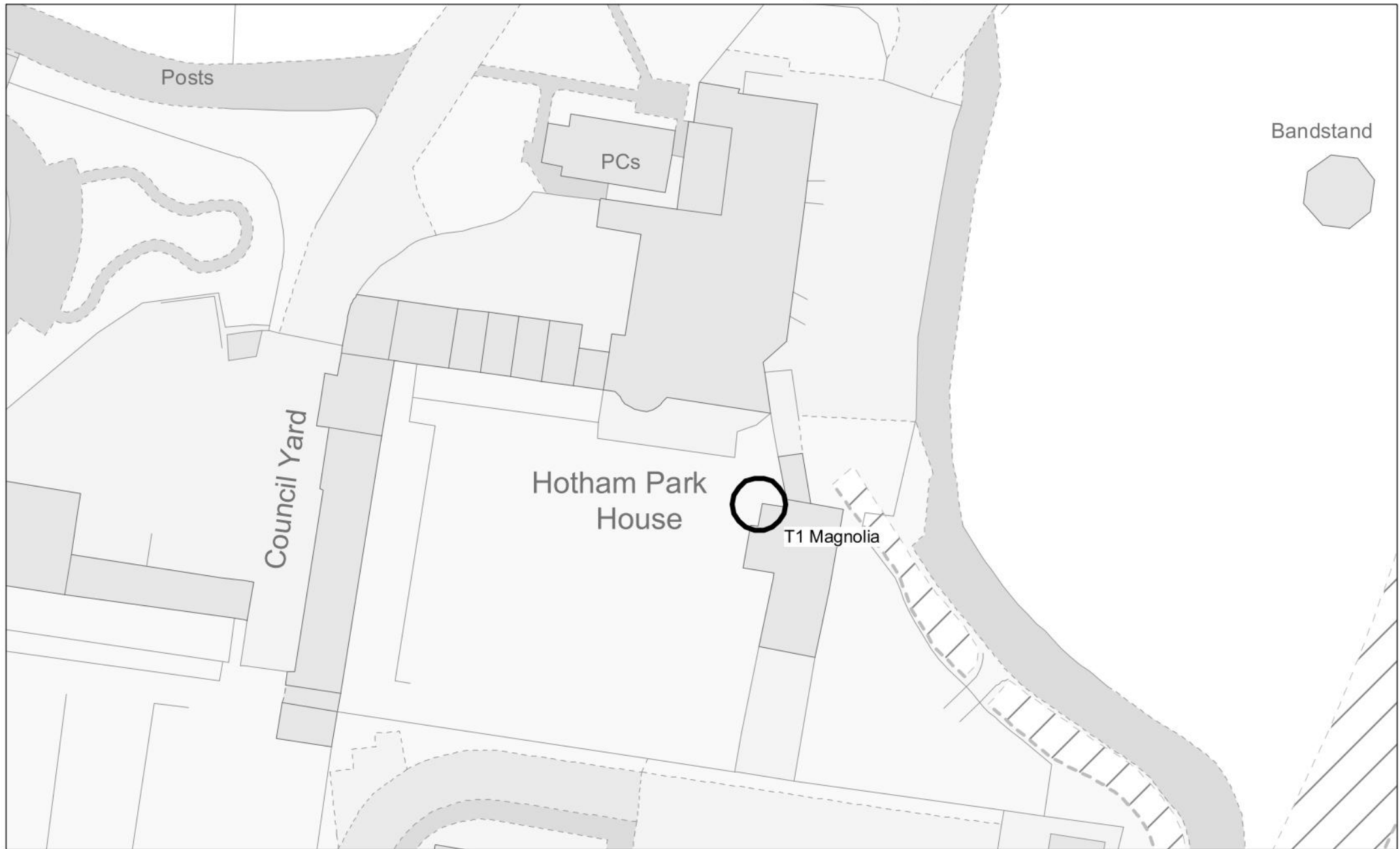
Add Scores for Total:

15

Decision:

TPO defensible

Hotham Park House, Summer House, High Street, Bognor Regis, PO21 1HW



Scale 1:500 @ A4

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Production Date: 30 July 2020

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