

CONSULTEE RESPONSE (Arun District Council - Arboriculturist)

Date of report: 2nd June 2026

Reference: BR/55/26/PL

Proposal: Removal of existing garage and outbuilding and conversion of 1no. detached house into 2no. semi-detached homes, including a two-storey side extension with dormers and a rear extension and demolishing of out buildings. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.

Location: 13 Normanton Avenue, Bognor Regis, PO21 2TU

Case Officer: Miss K Welch

Comments on application:

The applicant/agent has employed Complete Arb Services Ltd. to prepare an Arboricultural Report, inclusive of Impact Assessment, Method Statement (MS) and a Tree Protection Plan (TPP) for this project.

Important to note that the MS and TPP do not instruct any valid protection measures as this scheme does not intend to retain the one left standing, a mature oak protected by a Tree Preservation Order (their ref. T01). This suggests a presumption it will be removed and further explains why substantial crown spread and root protection area have not been illustrated on the plan. A recent tree work application BR/76/26/T seeking the removal of T01 is also due to be decided in the first week of July.

Aerial photography suggests there has been substantial clearance of vegetation from the site within the last 2years, including the removal of a number of trees.

There are seemingly no off-site trees overlapping the development in any impactful way. From an arboricultural perspective, we focus our attention solely on T01 and whether harm arising from its removal is outweighed by any benefit from delivering this scheme.

T01 has been both the dominant tree on site and locally, being large, broad crowned and prominent in the street scene. It is long-established and close to the dwelling (main stem < 5m to front elevation) with potential to grow larger both in terms of height/spread and stem increment. Its roots will be exerting considerable influence over ground conditions locally.

The project's arboricultural consultant has undertaken a BS5837:2012 compliant survey of T01, noting its good physiological condition, useful life expectancy greater than 40years and

giving it the highest retention category rating – A. Further describing those as ‘*Trees of high arboricultural value that should be retained and protected throughout the development.*’

The reason for tree removal given under this application is to facilitate development. I am not convinced by this argument, as both tree and building have a long-established relationship and some careful pruning of selected branches would permit adequate access to the roof and exterior walls of the house during any refurbishment.

Similarly, if demolition to any extent is proposed, that could be achieved from within the existing building footprint and/or outside of the tree’s root protection area (RPA), with limited harm occurring to the soil structure in which tree roots could be active.

T01 is a tree of such importance (high amenity value) that it should be retained in harmony with any refurbishment or development of the site.

No evidence has been provided that retention of T01 is incompatible with the proposal.

Conclusion:

It has not been demonstrated that removal of a long-established and protected tree is necessary to facilitate development. Whether the benefits from this scheme outweigh the harm is for a planning officer to determine, however, the proposal is in conflict with parts a. and b. of local plan Policy ENV DM4. Furthermore, the National Planning Policy Framework states in para. 136 *that existing trees should be retained wherever possible*. For these reasons, I cannot lend it my support.

Recommendation:

This application should be refused.

Mark Warwick
Principal Tree Officer
Environment and Climate Change

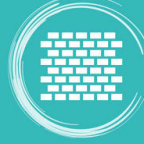
PL- Consultation- Tree Officer response



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From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 02 June 2026 16:24
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: BR/55/26/PL

Please find attached my report for your consideration.

Regards,

Mark Warwick
Principal Tree Officer, Environment and Climate Change

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