

CONSULTEE RESPONSE (Council's Arboriculturist)

Date of inspection: 28th May 2026

Case Officer: Silvie Steiningerova
Reference: BR/76/26/T
Location: 13 Normanton Avenue, Bognor Regis, PO21 2TU
Proposal: Fell 1no. oak (T01).
Reason: Alleged damage to property

Comments on Application:

T1 Pedunculate oak / *Quercus robur* Height: 15-20m Radial spread: 5-10m Age class: Mature

I was unable to access the property to gain a close view of the tree due to its secure perimeter and site hoarding. My assessment was limited to the roadside.

T1 is 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.

An arboricultural consultant has undertaken a BS5837:2012 compliant survey of T1, 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.*'

Reference is made to a structural engineer's report, alleging T1 is '*causing ongoing structural risk and physical damage to the property*', but it has not been submitted in full with this application. There are multiple causes of structural damage to buildings and evidence of detailed site investigations having taken place is required, before consideration can be given to the removal of such a tree.

Guidance on the extent of information necessary to provide can be found on pages 7-8 of the following document: [Work To Trees](#)

Where branches are (or at immediate risk of) directly interfering with the building or fixtures (e.g. roof, guttering, etc.) such that they might cause damage, then it is permitted under the exception for work to prevent or abate a nuisance, to prune back those branches responsible, so far as is necessary to remove the immediate threat of damage and no more. Additional work to provide longer term clearance would require prior consent from the local planning authority.

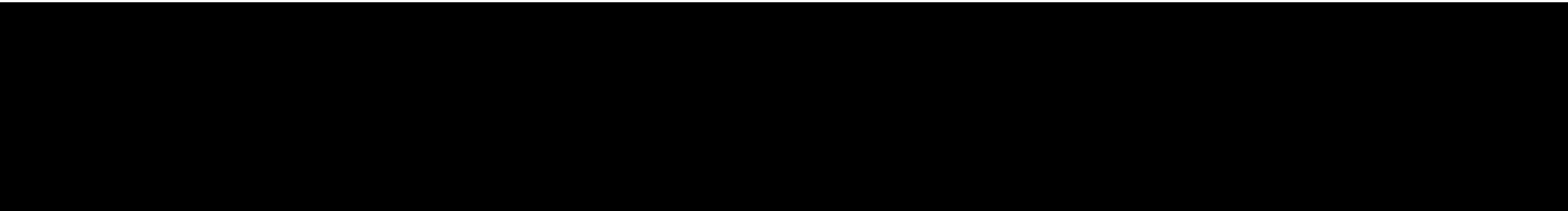
Conclusions:

The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. Removal has not been justified on arboricultural grounds and would result in significant landscape impact and detriment to the visual amenities of the locality.

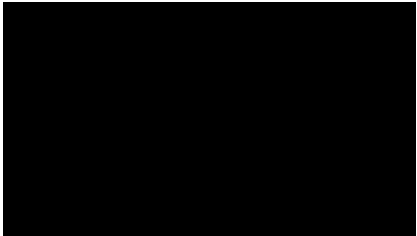
Recommendation:

We refuse consent for this application.

Mark Warwick
Principal Tree Officer
Environment and Climate Change



PL- Consultation- Tree Officer response



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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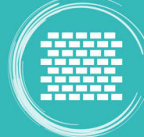
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From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 01 June 2026 16:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Silvie Steiningerova <Silvie.Steiningerova@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: BR/76/26/T

Please find attached my report for your consideration.

Regards,

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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