

CONSULTEE RESPONSE (Council's Arboriculturist)

Date of report: 12th June 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:

This report must be read in conjunction with my initial written response to the application, following my inspection of 28th May 2026.

In my response I noted an absence of the structural engineer's report referred to by the applicant/agent. That report has now been submitted and within the timescale for determination, inviting further comment.

The applicant/agent has submitted a report from a structural engineer, Mike Grant Consulting, ref. 2620/MUG, 1 May 2026.

I will address the assertion of tree root-related damage (indirect) to the dwelling; the other element of concern relating to direct damage to the structure from contact with branches has been addressed in my initial response.

T01 has a long-established relationship with the adjacent property. It will have been mature and dominating ground conditions around and potentially beneath the dwelling, for several decades. The whole building footprint is potentially within influencing distance of the oak tree.

It is conceivable that the tree pre-dates the property, although if so, is unlikely to be a significant number of years. Nonetheless, it may explain the cautious approach of the engineer in prescribing a phased removal of the tree to mitigate risk of heave.

The engineer's report does not contain details of any level distortion survey or crack monitoring, to confirm the involvement of vegetation in any damage event. Nor has there been any soil, root analysis or below ground investigation of foundations.

The arboricultural report from Complete Arb Services Ltd. was commissioned for the purpose of gaining planning permission for development at the site and not in support of this tree work application, so understandably provides no commentary in respect of the subsidence risk. It assumes the tree will be removed in accordance with their client's wish.

Guidance from the Planning Portal, which this local planning authority has adopted, states the following, in respect of reports submitted in support of tree work proposals as response to structural damage (building subsidence):

These reports must include the following information:

- A description of the property, including a description of the damage and the crack pattern, the date that the damage first occurred/was noted, details of any previous underpinning or building work, the geological strata for the site identified from the geological map
- Details of vegetation in the vicinity and its management since discovery of the damage. Include a plan showing the vegetation and affected building
- Measurement of the extent and distribution of vertical movement using level monitoring. Where level monitoring is not possible, state why and provide crack-monitoring data. Data provided must be sufficient to show a pattern of movement consistent with the presence of the implicated tree(s)
- A profile of a trial/bore hole dug to identify foundation type and depth and soil characteristics
- The sub-soil characteristics including soil type (particularly that on which the foundations rest), liquid limit, plastic limit and plasticity index
- The location and identification of roots found. Where identification is inconclusive, DNA testing should be carried out
- Proposals and estimated costs of options to repair the damage

In addition, you must include a report from an arboriculturist to support the tree work proposals, including arboricultural options for avoidance or remediation of indirect tree-related damage.

Conclusions:

No change from original comment – *‘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:

No change from original comment – *‘We refuse consent for this application.’*

Mark Warwick

Principal Tree Officer

Environment and Climate Change

From: Daun Johnson on behalf of Planning.Responses
Sent: 15 June 2026 08:47
To: Planning Scanning
Subject: FW: BR/76/26/T - further comments
Attachments: BR.76.26.T.further comments.pdf

Please upload attachment to BR/76/26/T, planning, consultee response, HOR further comments

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<https://www1.arun.gov.uk/planning-application-finder>



From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 12 June 2026 16:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Silvie Steiningerova <Silvie.Steiningerova@arun.gov.uk>
Subject: BR/76/26/T - further comments

Please find attached my report for your consideration.

Regards,

Mark Warwick
Principal Tree Officer, Environment and Climate Change

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www.arun.gov.uk