

Planning Officer: Lynnyrd Wolfe

Planning Application Ref: **AW/173/20/TC**

Location: **7 The Drive, Aldwick, Bognor Regis, PO21 4DU**

Description of works: **Fell 1No. holm oak tree within Craigweil House, Aldwick Conservation Area**

Reason given: Tree root-related damage to light structures (brick boundary wall and driveway)

Comments on Application:

Holm oak / *Quercus ilex*

Height: 10-15m

Spread: 0-5m

Age class: Mature

- It appears to be outwardly healthy and stable. Historic crown reductions involved abrupt truncation of twin stems and limb/branch framework. Most recently undertaken by the applicant c2019 under planning ref. AW/145/19/T. The tree grows within a Conservation Area and may also be the subject of area Tree Preservation Order (Bognor No.2).
- It grows at the front of the property and is prominent roadside. It is clearly visible from surrounding properties and traffic accessing/exiting this part of the estate. It is growing in very close proximity to the front boundary, with clear evidence of associated major heave and distortion to adjacent built structures and hard surfacing on the applicant's property. Despite being subject of a hard-pruning regime it retains high growth potential and so developing twin stem and buttress root expansion is likely to cause further deterioration.
- It is an important constituent of an established long line of trees, the high canopy of which help define the character of the area and represent a significant public amenity. Wide grass verge to the east may present the best opportunity (subject to the presence of underground utility apparatus) for a suitable replacement tree. The applicant has expressed a strong desire to replant, which should be located to the front of the property either within the enclosed garden or on the roadside verge to provide some mitigation for the loss of public amenity.

Conclusions:

- The damage incurred to boundary wall and driveway is intolerable and their integrity (post-repair) is incompatible with the retention of this tree. The extent of root pruning required to facilitate even a short-term repair is highly likely to incur massive loss of the tree's structural integrity and so demand its removal.
- The loss of amenity incurred by this tree's removal can be compensated for in time with the planting of a suitably large and long-lived tree at a more harmonious location nearby.

Recommendation:

- I recommend **CONSENT** for this application.

Mark Warwick
Tree Officer / Parks and Greenspace Team