

Planning Officer: Mr F Gardner

Planning Application Ref: AW/213/19/TC

Location: 217 Manor Way, Aldwick, Bognor Regis, PO21 4HS

Description of works: Crown reduction by 3m and crown thin by 33% to 1no. Magnolia tree within the Aldwick Bay Conservation area

Comments on Application:

Evergreen magnolia / *Magnolia grandiflora* Approx. height: 10m Average spread: 4m Age class: Early mature

- I visited this location on 6th August 2019, to determine the aforementioned Town & Country Planning Act 1990 (as amended) s211 Notice.
- This tree appears to be outwardly healthy and stable with a relatively unmodified and attractive crown profile, despite the coastal influence and associated slight asymmetry.
- It is growing in the front garden of the property, relatively close to the built structure. It has significant ornamental value by virtue of its size, evergreen foliage and flowering potential. It is visible from neighbouring properties and to traffic on the main estate access (footway and carriageway). As such, it has public amenity value.
- The applicant proposes a potential 3metre reduction of top height and lateral spread. If the full extent of meterage is applied on all aspects this would exceed the recommendations in British Standard 3998:2010 – Tree Work.

Conclusions:

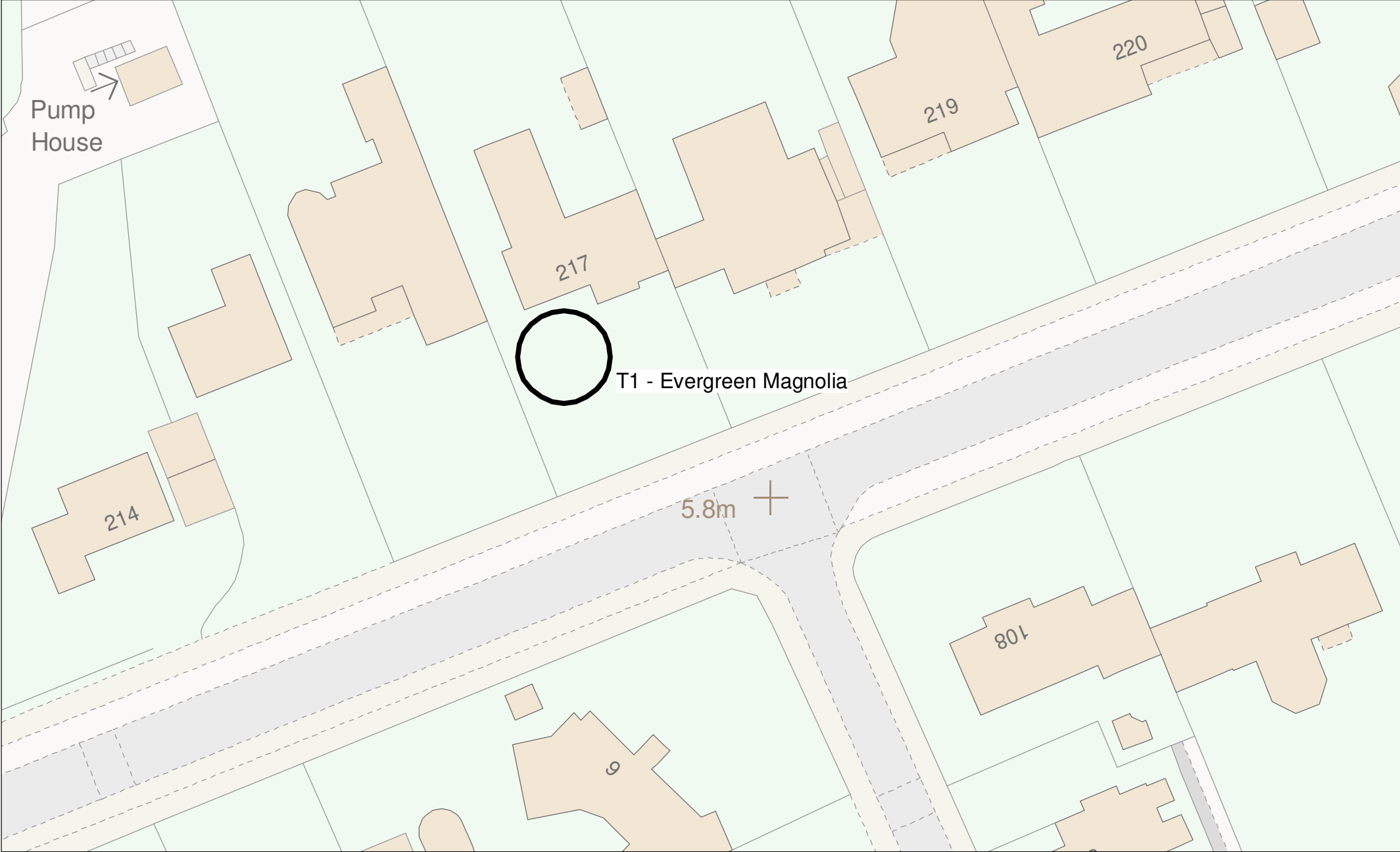
- *Crown reduction* and *Crown thinning* work has not been justified on arboricultural grounds. In respect of the latter, such work rarely provides a benefit to the tree and often only a short-term increase in light levels. Furthermore, combining the two operations (and especially to the extent proposed) could drastically alter tree dynamics and natural defences against wind pressure. The sudden exposure of central crown areas to such winds can result in significant damage. *Crown reduction* work to the extent proposed is unnecessarily severe and if enacted to the maximum extent of 3m on all aspects would result in damaging loss of crown volume.
- The tree is an attractive feature in the local street-scene, contributes positively to the character of the area and appears to be in adequately sound and healthy condition. The tree surgery proposed in the application would result in undue detriment to the visual amenities of the locality.
- There is scope for lesser pruning work, to both preserve the tree's ongoing health and vitality whilst achieving greater harmony with its surroundings.

Recommendations:

- I recommend the making of a Tree Preservation Order to preserve its place in the landscape and better control its future management. I attach a TEMPO form and GIS plan for this purpose.

Mark Warwick
Tree Officer / Parks and Greenspace Team

217 Manor Way, Aldwick, West Sussex, PO21 4HS



Scale 1:500 @ A4

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TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 7TH August 2019

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

Tree details

Tree/Group No: T1

Species: Evergreen Magnolia / *Magnolia grandiflora*

Location: 217 Manor Way, Aldwick, West Sussex, PO21 4HS

OS Map ref: E 490135 N 098218

Part 1: Amenities 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

4

* 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

4

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

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:

16

Decision:

Definitely merits TPO