

Case Officer: Hannah Kersley
Reference: AW/23/22/T
Location: Holm Lodge, 31A The Drive, Craigweil Private Estate, Bognor Regis, PO21 4ST
Proposal: Fell 2no. Western red cedar trees
Reasons given: 1. Incompatible with surroundings 2. Low amenity value

Comments on Application:

T1 & T2 Western red cedar/*Thuja plicata* Height: 10-15m, Radial spread: 0-5m, Age class: Semi mature

- I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources.
- The trees are protected due to their size and location within a Conservation Area. They are not subject of either Tree Preservation Order (TPO) Bognor No.2 and TPO/AW/2/04 which affect the property.
- As such, the local planning authority must now consider whether to allow the work to proceed as described or seek to prevent same by making the trees subject of a TPO.
- It seems the uppermost parts of the trees are visible in part from publicly accessible land and so probably make a small contribution to the verdant character of the estate.
- They are young for their type and possess high growth potential. This is potentially problematic given their position on the boundary and proximity to dwellings, likely to exacerbate any nuisance over time.

Conclusions:

- I have some sympathy with both points of view, concerning retention or removal of these trees. Whilst they undoubtedly contribute to the verdant character of the area they are relatively young and inappropriately sited given their high growth potential. A long-term pruning regime required to contain that growth would increasingly diminish their place in the landscape and undermine amenity value, in fundamental opposition to the aim of any TPO.
- I see no reason to make a TPO and therefore have **No Objection** to the proposal.

Mark Warwick
Tree Officer / Greenspace