

AW/2/09/T

**TREE WORKS CONSENT REPORT****REF NO:** AW/2/09/T**LOCATION:** 21 Rucrofts Close  
Aldwick Fields**PROPOSAL:** Crown reduction by 30% to two Horse Chestnut, one Lombardy Poplar and one Copper Beech.**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                     |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | Crown reduction by 30% to two Horse Chestnut, one Lombardy Poplar and one Copper Beech.                                                                                                             |
| SITE AREA                   | N/A                                                                                                                                                                                                 |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                 |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                                                                  |
| TREES                       | There are numerous trees within the vicinity, however the Horse Chestnuts, Lombardy Poplar and Copper Beech trees subject of this application are the only trees to be affected.                    |
| BOUNDARY TREATMENT          | Close boarded fencing runs along the south western and western boundaries of the site, whilst a wire fence approximately 1 metre high supplemented by low hedging forms the north eastern boundary. |
| SITE CHARACTERISTICS        | The site is a terraced property which is brick built with white Upvc windows and a concrete tiled roof. There is a conservatory to the rear.                                                        |
| CHARACTER OF LOCALITY       | The site is located in a residential cul de sac of properties of a similar style.                                                                                                                   |

**RELEVANT SITE HISTORY****REPRESENTATIONS****Representations received:**

Aldwick Parish Council

Objection: Members felt that a 30 percent reduction was excessive, however the trees in question are reported to be very tall and thin.

Members proposed that the Arun District Arboriculturist should view the trees and give his recommendation.

**Comments on Representations received:**

None

**CONSULTATIONS**

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Horticulturist - Mr Everson

**Consultations responses received:**

District Arboriculturist:

The application seeks for a considerable reduction of the trees, in excess of what would normally be granted. The trees are in good health, with the exception of the Poplar. It has been explained to the applicants that apart from reducing the height of the Poplar to make it safe, there is no compelling reason to do anything to the trees, apart from the removal of dead wood.

**Comments on Consultation responses:**

Comments noted

**POLICY CONTEXT**

Within the built up area  
Tree Preservation Order

**DEVELOPMENT PLAN POLICIES**

|                             |                       |                             |
|-----------------------------|-----------------------|-----------------------------|
| West Sussex Structure Plan: | <a href="#">LOC1</a>  | Locational Strategy         |
|                             | <a href="#">DEV1</a>  | High Quality Development    |
|                             | <a href="#">CH1</a>   | Character                   |
| Arun District Local Plan:   | <a href="#">GEN7</a>  | The Form of New Development |
|                             | <a href="#">GEN28</a> | Trees and Woodlands         |

**PLANNING POLICY GUIDANCE**

|      |                                             |
|------|---------------------------------------------|
|      | Circular 36/78                              |
|      | DETR TPO's A guide to Law and Good Practice |
| PPS1 | Delivering Sustainable Development          |

**POLICY COMMENTARY**

The above policies are general and, other than Circular 36/78 and DETR TPOs, are not specific to trees.

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 198 of the Town and Country Planning Act 1990 states:

"If it appears to a Local Planning authority that it is expedient in the interest of amenity to make provision for the preservation of trees.... they may for that purpose make an order"

The works to the trees are to be judged having regard to amenity.

**OTHER MATERIAL CONSIDERATIONS**

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

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**CONCLUSIONS**

This application seeks to reduce two Horse Chestnuts, one Lombardy Poplar and one Copper Beech tree by 30%. The trees subject of this application are located at the rear end of 21 Rucrofts Close.

The trees are part of a large group and upon visiting the site it was noted that there are similarly large mature trees in the rear gardens of neighbouring properties. As such it is considered that the trees are of significant visual amenity value and contribute to the character of the surrounding area.

The District Arboriculturist has visited the site and commented that the proposed reduction is quite considerable and in excess of what would normally be suitable for trees of this size. The trees are all in good health, with the exception of the Poplar, which needs some reduction in its height to make it safe. However other than this, the Arboriculturist saw no compelling reason to do anything to the trees apart from the removal of any dead wood, which does not actually require an application.

It is therefore recommended that the application be refused for the following reasons:

**RECOMMENDATION****REFUSE**

- 1 The trees are a significant feature in the local landscape and appear to be in adequately sound and healthy condition. The tree surgery proposed in the application would result in excessive reduction of the trees' landscape impact and undue detriment to the visual amenities of the locality, in conflict with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.