

Planning Officer: Charlotte Easton

Planning Application Ref: **AW/363/18/T**

Location: **20 The Oaks, Aldwick PO21 3AE**

Description of works: **Prune branches overhanging neighbouring property by 4.1m to 1 No. oak tree.**

Reasons Given: To achieve satisfactory amount of building clearance

Comments on Application:

Pedunculate oak / *Quercus robur* Height: Approx. 18m Average spread: 10m Age class: Late-mature

- This tree by virtue of its great age is clearly included in the area Order (TPO) Bognor No.2, regardless of any ambiguity surrounding its marked location on any survey plan.
- Outwardly and from a distance it appears to be in a fine physiological state. A large and ecologically valuable tree of local significance.
- It grows at the rear of the property but can be seen from numerous local dwellings and publicly accessible land.
- This large tree has suffered great intrusion from recent development to the south and east and consequently has a dominant presence over adjacent dwellings and gardens.

Conclusions:

- This tree requires careful management that respects its age and vulnerability to environmental changes and disease progression.
- It is inevitable that following development so close to this tree a 'pressure to prune' would arise.
- The desire to prune back branches away from the building and over forecourt is entirely reasonable but the extent of pruning proposed is excessive and would result in unacceptably large pruning wounds being formed as well as undermining its visual amenity value.

Recommendations:

- I recommend **REFUSAL** for this application in its current form.

Advisory:

- I would like to see the applicant submit a revised specification seeking lesser work, such as detailed below, which would seem to address their concerns whilst preventing a diminution of the tree's landscape and public amenity value:
 - Reduce back branches on south aspect to clear residential building (at 19 The Oaks) by maximum of 3metres.
 - Remove low branches as necessary (crown lift) to achieve maximum 3metres overhead clearance above property.

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- If the applicant is prepared to re-submit in line with this advice, then I would be able to recommend APPROVAL subject to the following conditions:

Conditions To Be Applied to Approved Work: -

- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010

- Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

- *See also the standard pruning guidance notes issued with the consent letter.*

Mark Warwick

Tree Officer / Parks and Greenspace Team

Figure 2 Positions of final cuts

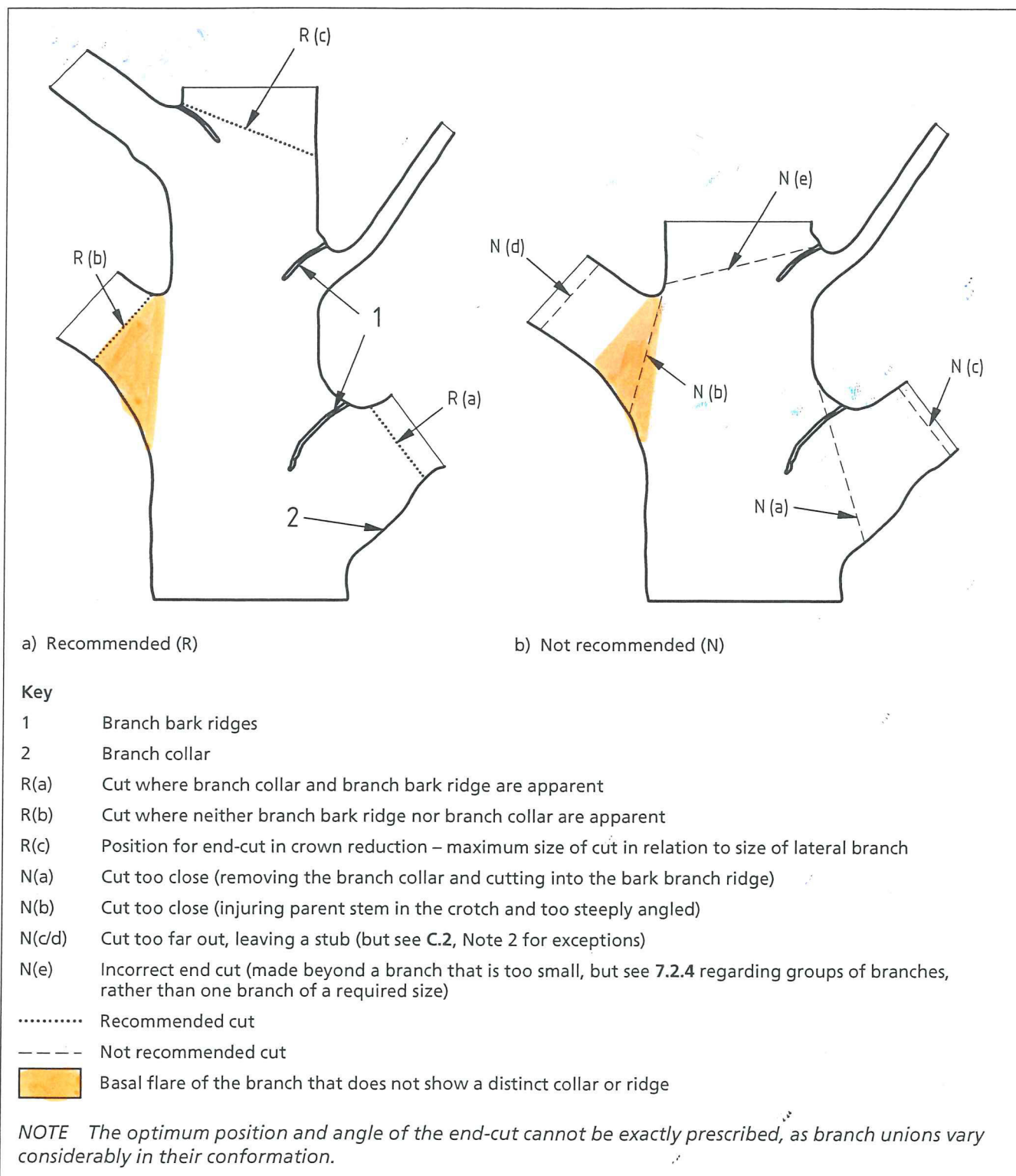


Figure 3 Crown lifting

