

Planning Officer: Lynnyrd Wolfe

Planning Application Ref: A/99/19/TC

Location: Angmering Manor Hotel, High Street, Angmering

Description of works: Reduce 2no limbs on south/south east aspect by approx. 4m to 1no. holm oak tree within the Angmering Conservation area

Reasons given: Leaf fall, light occlusion, safety concerns

Comments on Application:

Holm oak / *Quercus ilex* Approx. height: 18m Average spread: 10m Age class: Over-mature

- This is a large and aged example of its type, with a correspondingly complex crown and management history.
- It appears to be outwardly sound and stable with an attractive crown profile. It is prominent within the ornamental grounds of the hotel and can be seen from surrounding properties.
- The applicant has proposed to cut back heavy limbs growing over their property, to such an extent that no leaf-bearing twig structure would remain and large wounds be created. Such work may jeopardise the long-term survival of those limbs as they may not be able to produce enough new growth to sustain themselves nor be able to resist the ingress of decay-causing organisms.

Conclusions:

- This veteran tree requires careful management that respects its age and vulnerability to environmental changes and disease progression.
- The applicant proposes an approximate 4metre reduction in lateral spread of limbs. This would exceed the recommendations in British Standard 3998:2010 – Tree Work and be likely to result in harm to the health and vitality of the tree with large pruning wounds being formed as well as undermining its visual amenity value and impact in the landscape.

Recommendations:

- I register an **OBJECTION** to the work proposed and 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

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 3rd September 2019

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

Tree details

Tree/Group No: T1

Species: Holm oak / *Quercus ilex*

Location: Angmering Manor Hotel, High Street, Angmering, BN16 4AG

OS Map ref: E 507112 N 104279

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

3

* 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

3

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

5

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

3

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

Angmering Manor Hotel, High Street, Angmering, BN16 4AG

