

Planning Officer: Amber Willard

Planning Application Ref: BE/30/18/TC

Location: 78 North Bersted Street, Bognor Regis

Description of works: Reduce crown and remove spread by 1.5m to 1No. large Yew tree which is overhanging the highway within the North Bersted Street Conservation Area.

Reasons Given: N/a

Comments on Application:

Yew	<i>Taxus baccata</i>	Approx. Height: 12m	Average spread: 3.5m	Age: Mature
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- I was unable to gain access to the rear garden of this property nor view the tree at sufficient proximity to be sure of its structural condition. It appears to be in a fine physiological state.
- I was able to view the tree from the adjacent road and neighbouring property (76), from the latter aspect its crown has been regularly trimmed back to the boundary wall - to achieve satisfactory clearance of side access and building. A number of larger branches have been poorly reduced back presumably for the same reasons. This has resulted in an unfortunate loss in part of crown uniformity.
- It is located close to a (listed?) high flint and brick wall, which from the West appears intact and only obviously subject to superficial repair. Located close to the property's front boundary, it is highly visible to passing traffic and from surrounding properties.
- The applicant seeks to undertake this work for reasons of highway overgrowth, cable interference and heavy shading.
- A 'crown reduction' involving the removal of 1.5m lateral extent is presumed to be on all aspects, as defined by BS3998:2010 'Tree work – Recommendations.'

Conclusions:

- This is an aged tree of notable stature and prominence, which appears to be in good overall condition. While its aesthetic value has been somewhat denuded by successive and frequent trimming on its West aspect, it retains a 'natural' silhouette typical of its species and displays fine form on the majority of aspects.
- Public highway overhang does not appear to present any obvious difficulty or hazard to road users. Cable interference is minor – issues of cable damage from rubbing branches and possible loss of service can be addressed without recourse to substantive pruning. No 'right to light' has been determined in this instance and the tree does not obviously prevent reasonable enjoyment of the property so as to justify 'containment pruning' at this time.
- A reduction of 1.5m lateral extent on the West aspect would exaggerate the existing disparity in crown symmetry and thereby reduce its value in the landscape.
- The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The tree surgery proposed in the application would result in excessive reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality, in conflict with policy GEN7 of the Arun District Local Plan.

Recommendations:

- I do not believe there is a justification for the proposed work at this time and would recommend that a TPO is made to preserve the tree in the landscape. 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 May 2018

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

Tree details

Tree/Group No: T1

Species: Yew (*Taxus baccata*)

Location: 78 North Bersted Street, Bognor Regis

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity 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 4

*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 of 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

1

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 |

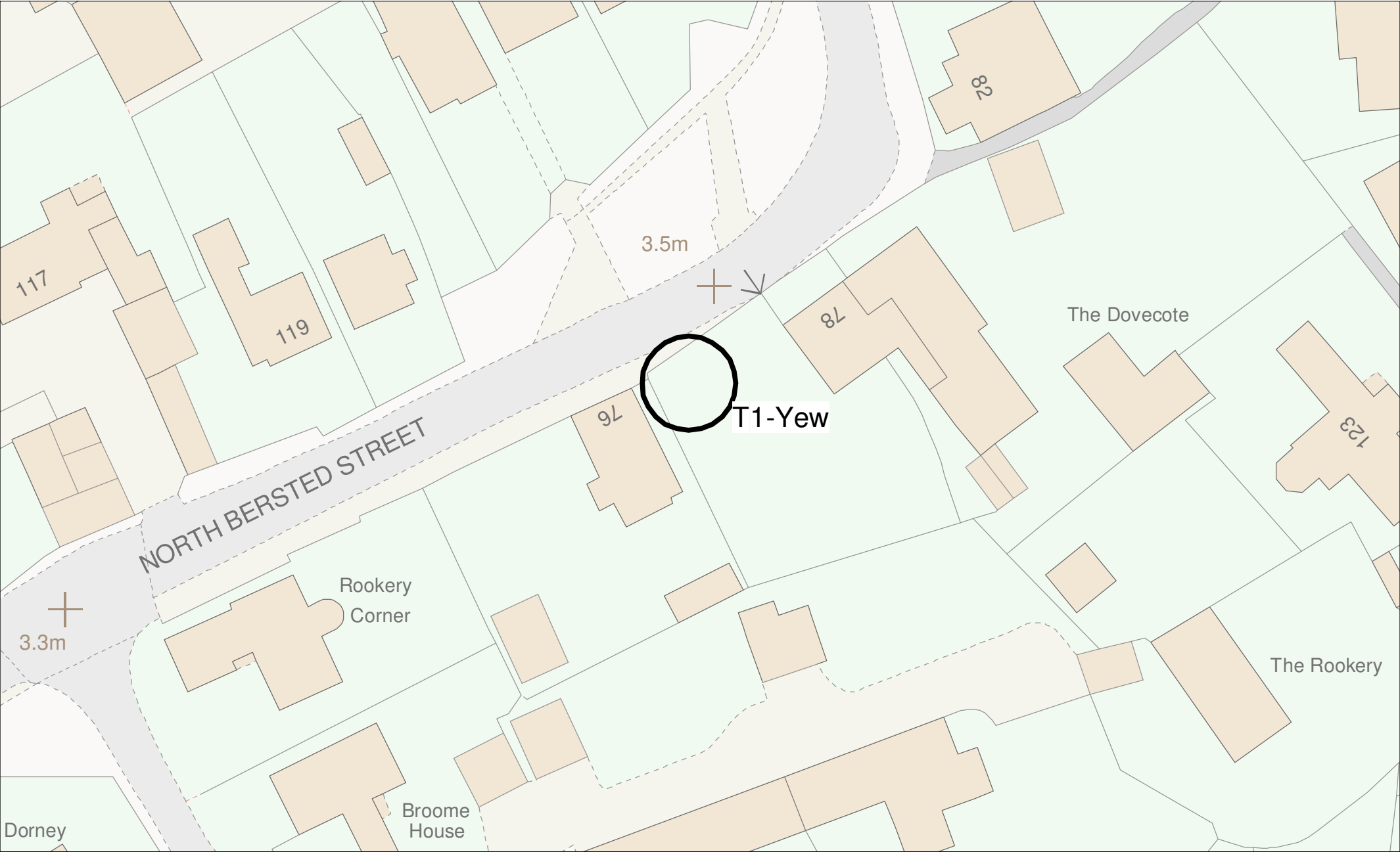
Add Scores for Total:

14

Decision:

TPO defensible

78 North Bersted Street, Bognor Regis



Scale 1:500 @ A4

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