

Planning Officer: Richard Sherman

Planning Application Ref: FG/22/21/T

Location: 258 Goring Way, Ferring, BN12 5BZ

Description of works: 1no. holm oak - reduce height to 12.5m, reduce radial spread on western to 4m and eastern canopy to 7m

Reasons given: Containment - to ensure adequate clearance of property

Comments on Application:

Holm oak / *Quercus ilex* Approx. height: 15m Average radial spread: 8m Age class: Mature

- Outwardly and from a distance this tree appears to be healthy and stable with an attractive crown profile. The limb framework is asymmetric (strong influence of prevailing wind?) and there is a slight horizontal separation of the profile on its east aspect, which seems indicative of heavy, low arching and ultimately pendulous limbs/branches - over the neighbouring property (256).
- The tree is prominent and can be clearly seen from numerous residential properties and to users of the busy public highway (footway and carriageway). As such, it has high public amenity value. It dominates the front/side aspect of both 256 & 258 and seasonal nuisance for those dwellings can be regarded as moderate-high.
- The applicant is seeking to re-shape the crown (by reducing height and spread on E & W aspects). The extent of proposed crown volume loss is approximately 40%.

Conclusions:

- The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. While a degree of containment pruning is a reasonable proposition, initiating such work needs to be done sympathetically so as not to unduly harm its ongoing health and vitality.
- The extent of tree pruning (crown volume loss) 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.

Recommendations:

- As it stands, I recommend **REFUSAL** for this application.
- **I would like the applicant to be invited to agree to a revised proposal for lesser works** (such as described below) as part of the current application so as not to incur further delay. Such work would go some way to addressing their concerns whilst preventing a diminution of the tree's landscape and public amenity value:
 - *Reduce height of tree (T1 holm oak) by approximately 1metre leaving a minimum of 14m top height.*
 - *Reduce radial spread on West aspect by approximately 1metre, leaving a minimum of 5metres when measured from the centre of main stem.*
 - *Reduce radial spread on East aspect by approximately 2metres, leaving a minimum of 8metres when measured from the centre of main stem.*

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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 condition:

Condition to Be Applied to Approved Work: -

Part a) 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

Part b) 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 tree's 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*

Advisory:

- The long-term vitality of this tree is best respected when significant pruning work such as proposed, is undertaken during mid to late winter (January or February). The work should only be undertaken during that period.

Mark Warwick
Tree Officer / Parks and Greenspace Team

Figure 2 Positions of final cuts

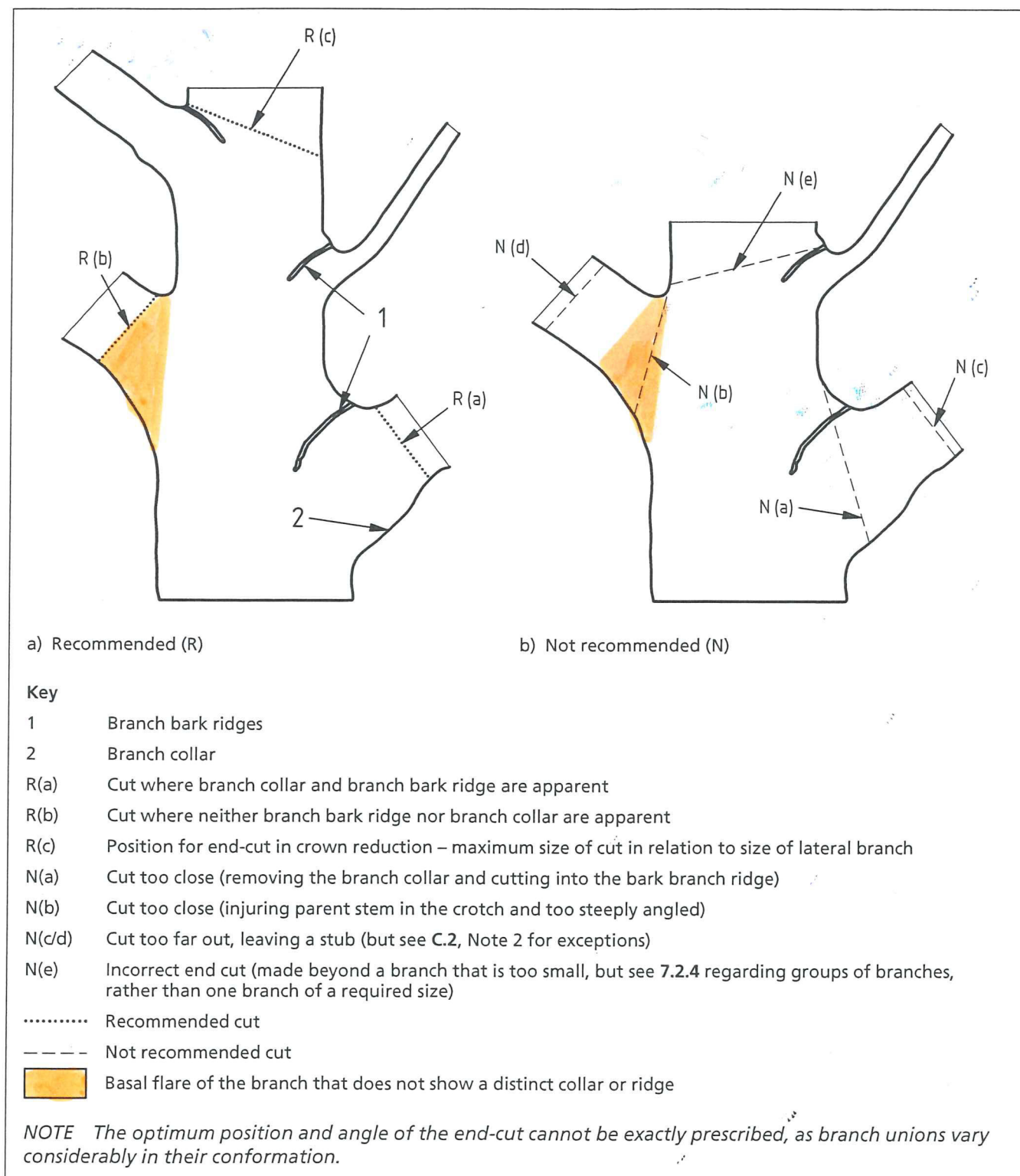


Figure 4 Diagrammatic illustration of crown reduction

