

26 October 2020

Mr D Maynard
12 Grafton Avenue
Bognor Regis
W. Sussex
PO22 6AR

Ref: 20.1011

Dear Mr Maynard,

Re: 2No. Yew trees in rear garden of 12 Grafton Avenue, PO22 6AR

Following our meeting last week, I write to present my findings and to support a tree preservation order application for the prescribed work.

You instructed me to visit No.12 Grafton Avenue and assess the two protected yew trees (*Taxus baccata*) in the rear garden, and to advise on the potential of gaining consent for their removal. Please see enclosed plan for the tree numbers and locations.

Both trees are protected by tree preservation order ref: Bognor No.4.

They are compact in form and have been historically reduced in size to contain them within their rear garden setting.

Two principal issues were raised, the first being the typical burdens associated with trees in domestic gardens such as leaves/needles, berries, roots and the like. Whilst these do present management challenges, they are to be expected and unless extreme will not be a sufficient reason to secure consent for the trees' removal.

Tree T1 presents issues as above and doesn't appear to be causing damage to property, or presenting an unacceptable risk. It does provide visual amenity and has some biodiversity value. Therefore, I propose that you continue to maintain it at its current approximate size.

Tree T2 also presents the same management issues, but also appears to be damaging the wall to the rear of the garden. You have informed me that this wall belongs to your neighbour. I have reviewed many such cases and without doing any excavation to find absolute evidence of the tree's implication in the damage, it is my opinion that the proximity of the tree in relation to the crack means that it is very probable that the tree is the causal factor in the damage.



The raised root mass is applying a load on the first few courses of the wall and with nothing on the other side of the wall, this results in slight bowing outwards and the formation of the crack. You have stated that the crack has got larger over time. For a crack to expand, it implies that the root/stem growth is ongoing and that the damage is likely to worsen.

In some cases I would advise that further evidence is obtained to support the case. However, in this instance, in my opinion, it is clear that the tree is to blame.

Therefore, action needs to be taken to avoid progression of the damage. In such cases it is usual to find a solution that is in balance with the value of the tree. Whilst I am in no doubt that the trees both do present some amenity to the wider area, given their constrained size, this is comparatively limited. I would say they provide moderate value, at best.

In the first instance, I suggest we make an application for the tree's (T2) removal and then you and your neighbour's insurance providers can look to get the wall repaired and made safe.

You will be expected to plant a replacement tree. I suggest a field maple (*Acer campestre*) of size 10-12cm girth would be appropriate. To be planted as close to the location of T2 as is practical.

Yours sincerely,

Mark Welby DipArb(RFS), TechCert(ArborA), FArborA,
Arboricultural Association Registered Consultant

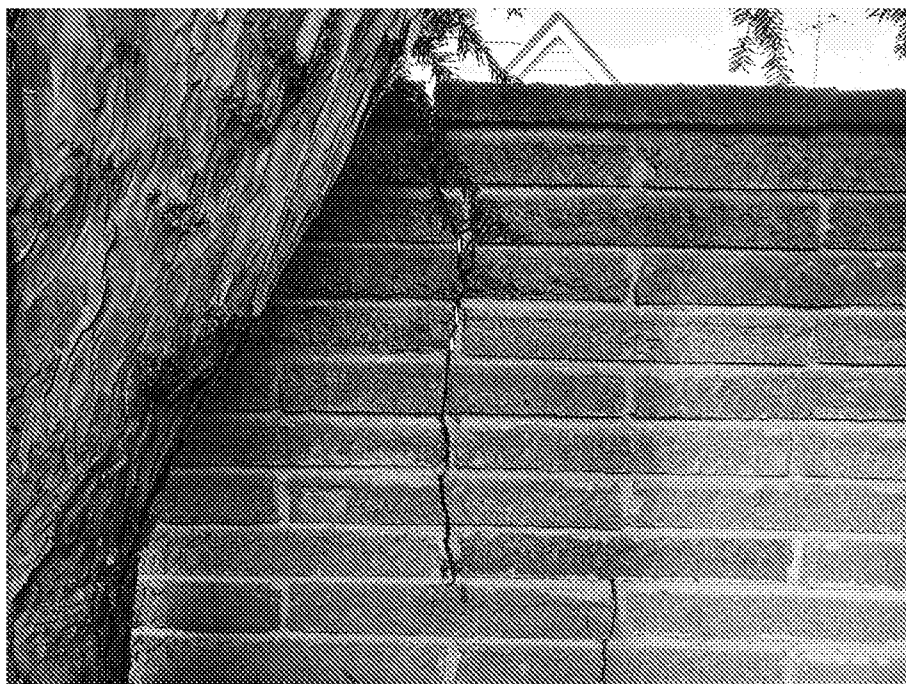
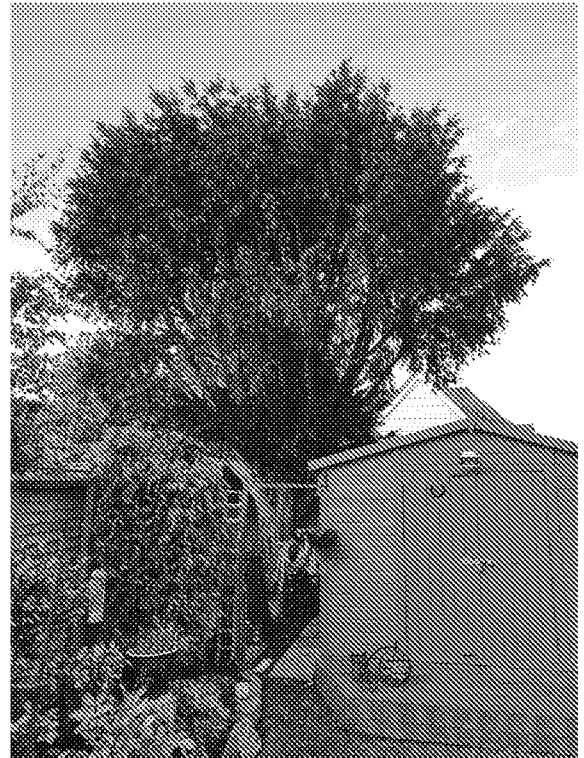
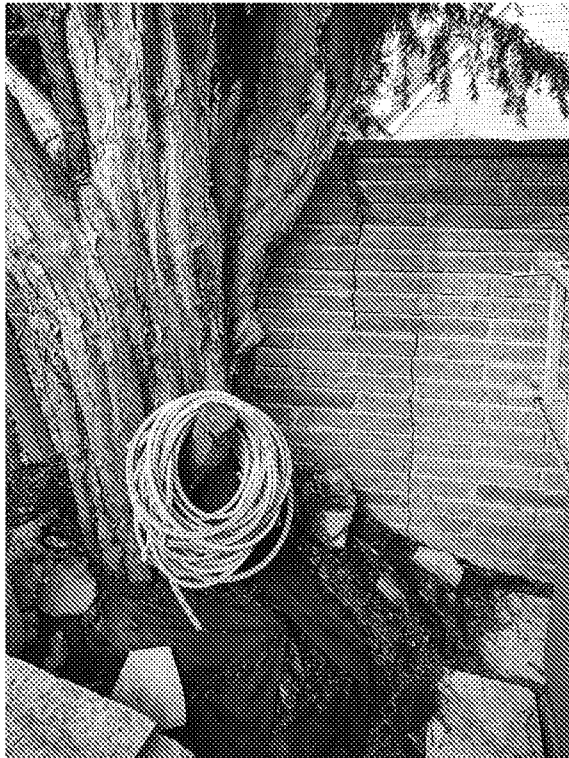
Enc.

Photographs of T2 and the crack in the wall

Schedule of tree work

Tree Location Plan

Photographs of T2 and crack in wall



Schedule of Tree Work applied for

Ref	Species	Measurements	Survey Notes	Recommendations to manage risk
T1	English Yew (Taxus baccata)	Height (m): 8.5 Crown Radius (m): 3.5 DBH (cm): 60 Life Stage: Mature	Growing in corner of garden. Surrounding ground somewhat raised. No obvious impact on adjacent wall of fence.	Reduce in height to no less than 8m and in spread to no less than 6m (as pre previous consent FP/49/20/T)
T2	English Yew (Taxus baccata)	Height (m): 7.5 Crown Radius (m): 3 DBH (cm): 60 Life Stage: Mature	Growing in corner of garden. Obvious damage to neighbour's wall. Crack through which daylight can be seen. Potential for wall instability.	Remove tree to abate this legal nuisance.

Tree Location Plan
Ref: 20.1011
12 Grafton Ave, Bognor, PO22 6AR

10
m
50 ft

Scale = 1 : 846
Page size: A4



markwelby



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