

Planning Officer: Zac Denton

Planning Application Ref: LU/279/17/TC

Location: 5 Selborne Place, Selborne Road, Littlehampton

Description of works: Remove row of conifers in rear garden + 2.5m overall reduction in height and spread of 1 No Lime tree in front garden (of No 6) and 5m ground clearance + 15% thin

Reasons Given: To improve amenity value of Lime tree and relieve shading from conifers and for safety reasons because of recent branch failures

Comments:

Leyland Cypress *Cupressocyparis leylandii* x 3 Ht – 14m Spread – 5m Age – Semi-Mature

- These trees are positioned to the rear of the terraced houses and alongside the rear boundary wall.
- They are of poor quality having been wind pruned and contain a lot of dieback.
- If as the applicant asserts they have begun to shed limbs over the public footpath then either pruning or removal would be the appropriate action.
- They tend to dominate the rear garden and being due south and of evergreen form will cast significant shade all year round.
- Pruning heavily would leave them devoid of live foliage and totally undermine their amenity value so removal is the only realistic alternative.
- These are not trees worthy of a TPO.

Common Lime *Tilia europaea* Ht – 16m Spread – 7m Age – Mature

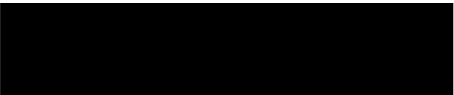
- This tree is positioned to the front of No 5 BUT appears to be growing in the front garden of No 6 so there is a very limited amount that this applicant will be able to do without the permission of the owners at No 6.
- This is a healthy and highly visible tree of high amenity value and thus worthy of a TPO.
- The very low branching habit over both gardens I can see being an issue and whilst a 5m crown lift is heavy so I would urge them to consider a lesser lift of 3m to 4m in the first instance.
- Similarly the crown height and spread reduction of 2.5m will only repeat a previous reduction operation and will not harm the visual amenity value.
- Thinning by 15% is in my view a waste of time with a vigorous species like Lime which will soon fill this back in with new epicormic growth denser than before – BUT it will do no harm - so I see no threat to the tree from this work.

Conclusions:

- The Conifers are not worthy of a TPO given the prevailing circumstances.
- The Lime tree is worthy of a TPO BUT the proposed works are not a threat to its health and vitality or its visual amenity value so I see no reason to apply a TPO at this time to seek to control the works.

Recommendations:

- I raise **No Objection** to these works as listed in the supporting report and see no reason to apply a TPO to control or prevent them from taking place.


Consultant Arboriculturist