

**TREE WORKS CONSENT REPORT****REF NO:** LU/331/08/T**LOCATION:** South border of The Poplars Site  
Worthing Road  
Littlehampton**PROPOSAL:** Fell one Cupressus Macrocarpa and surgery to eleven Corsican Pines.**SITE AND SURROUNDINGS**

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION            | Fell one Cupressus Macrocarpa tree and surgery to 11 Corsican Pines.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| SITE AREA                             | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| TOPOGRAPHY                            | Predominantly flat                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| TREES                                 | None of any significance affected by the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| BOUNDARY TREATMENT                    | Within an open green, with low wooden fence approximately 500mm to the east side. The trees along the highway represent the boundary to the Poplars site.                                                                                                                                                                                                                                                                                                                                                             |
| SITE CHARACTERISTICS                  | The site is part of a new development of housing. The Cupressus Macrocarpa tree is within a small green which is to the west of Watersmead Drive. The green is landscaped and open with mature trees across the area. The Corsican Pine trees are located along the south boundary of The Poplars site running eastward from Watersmead Drive along Worthing Road. The Corsican Pine trees are of significant height, with a pathway to the south of the boundary. The highway is approximately 8m from the boundary. |
| CHARACTER OF LOCALITY                 | The area is part of a newly built residential estate, with open green areas within the site. Houses facing west overlook the green to the west of Watersmead Drive. The southern boundary is adjacent to a main Class B road, Worthing Road, which runs along the boundary of the site. The newly built properties on the southern boundary back onto the Corsican Pine trees.                                                                                                                                        |

**RELEVANT SITE HISTORY**

None.

**REPRESENTATIONS****Representations received:**

Littlehampton Town Council

1 letter of representation:

Ensure that the proposed surgery to the 11 Corsican pine trees is carried out with some regard for the final appearance. Previous work to the west border of the site left very much to be desired aesthetically.

West Sussex Wildlife Protection: No felling unless dead or dangerous.

**Comments on Representations received:**

Comments noted.

A condition would be attached to any planning permission requiring that the works are supervised.

**CONSULTATIONS**

Horticulturist - Mr Everson

**Consultations responses received:**

Council's Arborist: The Cypresses Microcarpa is dying from old age indicated by the presence of a mass of seed cones, very dry brittle and heavily diseased branch structure in various parts of the tree.

The application report highlights some areas where work needs to be done to rectify potentially dangerous or falling branches. It is agreed that the surgery proposed would be acceptable.

**Comments on Consultation responses:**

Comments noted

**POLICY CONTEXT**

Designation applicable to site:

Within Built Up Area.

Tree Preservation Order TPO/LU/1/96

**DEVELOPMENT PLAN POLICIES**

|                             |      |                             |
|-----------------------------|------|-----------------------------|
| West Sussex Structure Plan: | LOC1 | Locational Strategy         |
|                             | DEV1 | High Quality Development    |
| Arun District Local Plan:   | GEN2 | Built-up Area Boundary      |
|                             | GEN7 | The Form of New Development |

**PLANNING POLICY GUIDANCE**

|      |                                    |
|------|------------------------------------|
| PPS1 | Delivering Sustainable Development |
|------|------------------------------------|

**POLICY COMMENTARY**

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

#### **OTHER MATERIAL CONSIDERATIONS**

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

#### **CONCLUSIONS**

The proposed works is the surgery to 11 Corsican Pine trees and fell 1 Cupressus Macrocarpa tree. The Corsican Pine trees are located on the southern boundary of The Poplars site, and the Cupressus Macrocarpa tree is located on the green west of Watersmead Drive. The trees are under a Tree Preservation Order TPO/LU/1/96.

The Cupressus Macrocarpa tree is in a poor condition. The other trees within this area are of good public visual amenity. The councils Arborist has been consulted and confirmed that the Cupressus Macrocarpa tree is dying of old age and there is diseased branch structure on various parts of the tree, the tree needs to be felled as a matter of urgency.

The Corsican Pine trees on the southern boundary of the site are of good height and width and contribute to public visual amenity. The proposed surgery to the various trees would be the removal of deadwood from storm damaged trees, with the reduction of the crown for good husbandry purposes.

The works proposed appear to be for good husbandry purposes and no objection have been raised by the council's Arborist. It is therefore recommended that the application is granted consent subject to the following conditions.

#### **RECOMMENDATION**

##### **NO OBJECTION**

- 1 The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

Reason: To protect trees and vegetation from fire damage in the interests of the visual amenities of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 2 The work hereby approved shall be undertaken under the supervision of the Local Planning Authority who shall be notified in writing, not less than 7 days before the work commences.

Reason: In order to ensure a satisfactory standard of tree surgery in the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 The works hereby approved shall be of various surgery 11 Corsican Pine trees and the felling of 1 Cupressus Macrocarpa.

All works shall be carried out in accordance with BS 3998: 1989 Recommendations for Tree Work.

Reason: In order to ensure a satisfactory standard of tree surgery in the interests of amenity in accordance with policy DEV1 of the West Sussex Structure Plan and policy GEN7 of the Arun District Local Plan

- 4 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.