

Planning Officer: Amber Willard
Planning Application Ref: R/137/18/T
Location: 3 Elm Farm Cottages, Old Manor Road, Rustington
Description of works: Removal of 1no. Walnut tree
Reasons Given: Excessive shading and of low amenity value

Comments on Application:

Common walnut *Juglans regia* Approx. Height: 12m Average Spread: 8m Age: Early-mature

- Discreetly situated to the rear of property and adjacent to shared garden boundary. Already dominates garden of number 3 and has potential to affect numbers 2 and 4 the same. Limited visibility from the public highway.
- It is of apparent good health and presents an attractive crown profile. Stem bifurcation at 2m height is a concern and may require some form of intervention pruning/support to mitigate the risk of future separation.
- Reasons given for the work are not sufficient justification in this instance, although future nuisance and a lack of satisfactory remedial pruning options to offset the same are material considerations.

Conclusions:

- Tree is having an oppressive effect and has high growth potential. Walnut trees can attain specimen value so long as they possess an unmodified crown and have adequate space to reach their full potential.
- This tree provides little public visual amenity at present. It would provide some at full maturity, but this is unlikely to be a tolerable situation for any resident because of its overwhelming influence on the property.
- There will be no significant loss of public visual amenity on completion of the proposed works.

Recommendations:

- I recommend **CONSENT** for this application.

Mark Warwick

Tree Officer / Parks and Greenspace Team