

Planning Officer: Amber Willard

Planning Application Ref: R/265/17/T

Location: Land north of 53 Lawrence Avenue to 25 Winchester Road, Rustington

Description of works: Shorten lower extended branches of 2 No Monterey Pines by 5m and pollard a row of Limes down to 6m above ground.

Applicants Reasons: To abate a potential future nuisance to the railway and improve light percolation to adjacent dwellings.

Comments On Application:

These trees are sandwiched between fencing at the bottom of the gardens to adjacent dwellings and that of the Railway line and household debris is being dumped around their bases making maintenance and access very difficult.

The Limes have been heavily topped out in the past and have regrown a full crown of heavy branchwork from weak points of attachment - thus posing a safety threat to the Rail Network and also residents.

The Pines are mature and dominate the low rise dwellings beneath them.

T1 & T2 - Monterey Pines *Pinus radiata* Avge Height = 18m Avge spread = 8m Age = Mature

T3 to T41 Common Limes *Tilia europaea* Avge Height = 14m Avge spread = 5m Age = Mature

- Maturing trees that make a positive contribution in the landscape.
- Growing in a confined space and at risk of branch shedding onto the Railway Line or into residents gardens if not attended to and pruned accordingly.

Conclusions:

- The request to prune is reasonable and will address the immediate safety concerns.
- This will temporarily undermine the visual amenity value in the landscape of the Limes - but this cannot be avoided for safety reasons – however they are healthy and vigorous trees and will readily respond to the heavy lopping and within a few seasons form a new crown comprised of regrowth from the pruning cuts.

Recommendations:

- I recommend **APPROVAL** for all of the works exactly as described in the application.

Conditions To Be Applied to All Approved Works for the Pines (but not the Limes): -

- 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 trees 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.***


Consultant Arboriculturist