

From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 07 October 2019 11:56
To: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: WA/88/19/T

Finlay

Please find attached my report for your consideration.

Regards,

Mark

PS: LU/229/19/T to follow shortly.

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Planning Officer: Mr F Gardner

Planning Application Ref: WA/88/19/T

Location: Old Oak, 25 Barnfield Cottages, Wandleys Lane, Walberton, BN18 0QR

Description of works: Reduce crown of 1no. oak tree for a 2m clearance of power & phone line & 3m clearance of house & remove 2no. lowest limbs to crown lift by 8m to clear overhang from road

Reasons Given: 1. To prevent damage to infrastructure. 2. Carriageway clearance

Comments on Application:

Pedunculate oak / *Quercus robur* Height: 20-25m Spread: 5-10m Age class: Late-mature

- Outwardly and from beyond the plot perimeter this tree appears to be in a fine physiological state, structurally sound and with an attractive crown profile. There is a slight asymmetry to the profile, a consequence of past pruning to accommodate the dwelling.
- It is prominent at the front of the property and dominates the adjacent road junction. It is a landmark tree, clearly visible from surrounding residential property and to highway users. As such, it has high public amenity value.
- A clearance of 2metres is proposed from both overhead telephone and power cables, which I find excessive. In respect of the former, 1m clearance is usually more than adequate, which in this instance would provide long-term clearance and can be achieved by removing only small branches/twigs (epicormic growth) rather than the larger branch removal necessary to achieve 2metres – which inevitably would create correspondingly larger wounds. In respect of the latter, those cables are insulated and clearance is presently adequate. Again, 1m clearance is usually more than adequate for such enhanced apparatus and could be achieved without having to create unnecessarily large wounds.
- A clearance of 3metres is proposed from the dwelling, which I find excessive. The fabric of the building can be adequately protected against direct interference (rubbing) by achieving 2metres clearance; broadly consistent with previous works and without the need to cut back further into the established branch framework. Again, reducing the extent of clearance to that which is necessary (2m) would involve the removal of small branches/twigs (epicormic growth) only and keep wound size to a minimum.
- A clearance of 8metres is proposed above the carriageway, which I find excessive. 6metres overhead clearance directly above the carriageway would be more than adequate for such a location and comfortably discharge the tree owner's duty of care to public highway users.

Conclusions:

- This tree requires careful management that respects its age and vulnerability to environmental changes and disease progression.
- The programme of work is perhaps well-intentioned, but the extent of work proposed is excessive. A revised work specification should be negotiated that represents a more balanced approach to accommodating the development with respect to tree form whilst avoiding detrimental effect to its ongoing health and vitality.
- The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The tree surgery proposed in the application would result in excessive reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality.

Recommendations:

- As it stands, I recommend **REFUSAL** for this application

Advisory:

- I would like to see the applicant submit a revised work specification such as detailed below, which would seem to address their concerns whilst preventing a diminution of the tree's landscape and public amenity value:
 - Reduce/remove small branches (<50mm diameter) as necessary to achieve a maximum of 1m clearance from overhead cables (telephone and insulated electricity).
 - Reduce/remove small branches (<50mm diameter) as necessary to achieve a maximum of 2m clearance from adjacent built structure (dwelling).
 - Reduce/remove branches as necessary to achieve a maximum of 6m overhead clearance above the carriageway.
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- If the applicant is prepared to re-submit in line with this advice, then I would be able to recommend APPROVAL subject to the following conditions:

Conditions to Be Applied to All Approved Works: -

- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010
- 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

Mark Warwick
Tree Officer / Parks and Greenspace Team