DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/26/0678: 8 The Brook, Southwater, West Sussex, RH13 9UY**

REPRESENTATION AND CONSULTATION RESPONSES:
Southwater Parish Council has stated an objection to this proposal, on the following grounds –

"On inspection, the tree looks to be in good condition. The Council would not object to a 25% crown reduction but will concur with officer recommendations."

No additional representations have been received in respect of this application.

ASSESSMENT:
1. The tree the subject to this application is located within the rear garden of 8 The Brook, Southwater, West Sussex, RH13 9UY, within a high-density residential area characterised by small domestic gardens and closely spaced dwellings. The tree forms part of a historic field boundary predating the surrounding development and is protected under Tree Preservation Order (TPO) 0771.

2. The tree is one of a number of mature Oak and Ash trees formerly comprising an old field boundary. These trees were protected in 1998 due to their contribution to local character, their historic significance, and their role in providing a landscape buffer between adjoining residential areas.

3. The retained trees under TPO 0771 display characteristics typical of field boundary specimens, including irregular form, asymmetric crowns and varied spacing. Whilst collectively valuable, residential development has resulted in many of these trees occupying constrained garden settings.

4. The subject tree is one of a relatively small number of protected trees remaining under TPO 0771, with many others having been removed following the granting of consent over time.

5. The individual amenity value of the tree is considered limited. Public views are heavily restricted by surrounding dwellings and boundary treatments. From The Brook, only a small section of the upper crown is visible from the cul-de-sac entrance, whilst views from Dover Close are similarly confined to the uppermost crown. As such, the tree makes only a modest contribution to public amenity.

6. The tree is situated approximately 8 metres from the rear elevation of the dwelling and around 5 metres from a detached garden office. Owing to this proximity, it has been pruned on several occasions to maintain clearance from adjacent structures, resulting in some loss of natural form and crown architecture.

7. Should the tree be retained, further cyclical pruning is likely to be required. Given the extent of previous works, any significant future reduction would be likely to result in a heavily truncated and visually poor crown form, substantially diminishing both its amenity value and arboricultural quality.

8. Whilst the loss of any protected tree is regrettable, this specimen is heavily screened from public view, occupies a constrained position within a domestic garden and has already been subject to repeated pruning. It's retention is likely to require ongoing works that would further degrade its appearance and long-term suitability.

9. On balance, the removal of the tree is not considered likely to result in a material adverse impact on the character or appearance of the locality. Having regard to its limited public visibility, constrained setting and the unsustainable nature of continued pruning, there are sufficient arboricultural and amenity grounds to justify consent for removal.

10. Replacement planting has been considered. However, given the limited size and constrained nature of the rear garden, it is not considered feasible to secure a replacement tree capable of providing a meaningful long-term contribution to local amenity. In these circumstances, replacement planting is not considered necessary or appropriate.

RECOMMENDATION:
Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:
1. TR2 *Time limit, 2 years*
3. TR4 *Surgery standards*

TINF1 *Note to applicant.*
TINF2 *Wildlife protection.*

DELEGATED

Authorising Officer sign…….ANBU……***Arboricultural Officer (Strategic Planning).***

Date…….16 Oct 26……