

CONSERVATION AREA NOTIFICATION

ASSESSMENT SHEET

APPLICATION NO: **CA/26/0026: 28 Causeway Horsham.**

REPRESENTATION AND CONSULTATION RESPONSES:

Denne Neighbourhood Council Parish Council has indicated an objection to this notification.
No additional representations have been received in respect of this notification.

ASSESSMENT:

1. The tree that is the subject of this notification is a semi-mature Liquidambar styraciflua, commonly known as sweet gum or liquid amber. It is approximately 40 years old, around 10 m in height, and has been subject to historic surgery works to manage its size and form due to its proximity to the notifier's property, which is around 1.5–2 m away in places, south of the southern flank wall of a rear extension. However, these works have resulted in a high number of decay pockets at the old pruning points.

2. The notifier intends to fell the tree due to concerns regarding numerous decay pockets and cavities on the old pruning points, and the risk this could pose to the property and its residents, as well as additional concerns about damage to the surfacing around its base. Several photographs taken by the tree surgeon have been provided in support of the notification.

3. The tree is located in the rear garden of the property and is set back from the main area of public activity within the Conservation Area—the Causeway to the east—by roughly 25 m. The tree can be briefly glimpsed through a break in the property line between Nos. 28 and 27 Causeway when looking westwards from the public footway adjacent to the main vehicular access for No. 28.

4. However, due to the built form of the surrounding properties and the tree's rear-garden setting, views of the tree in its entirety from within the public realm and the wider Conservation Area are very limited. It is acknowledged that the tree can be viewed from neighbouring private residential properties. Nevertheless, its quality as a standalone landscape feature that provides high, or even good, levels of public amenity value is limited. Its amenity contribution, when assessed within the local landscape context, is very localised and largely confined to residents of the adjacent properties.

5. Furthermore, its proximity to the notifier's property, coupled with the evident decay in the upper crown and the works needed to maintain the tree in a safe and reasonable manner, reduces its suitability for long-term retention.

6. It is not considered that the removal of the tree will result in any significant or noticeable wider impact upon the character or amenities of the Conservation Area, due to its limited public visibility when viewed from within public areas of the Conservation Area.

7. Accordingly, it is not considered necessary or appropriate to protect the tree by means of a Tree Preservation Order (TPO) to prevent the works being completed as proposed.

RECOMMENDATION:

No objection to notification.

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

Date.....08 Apr 26...