CONSERVATION AREA NOTIFICATION

ASSESSMENT SHEET

APPLICATION NO: **CA/25/0027: 14 Windmill Place Billingshurst.**

REPRESENTATION AND CONSULTATION RESPONSES:
Billingshurst Parish Council has indicated an objection to this notification, on the on the basis that there is insufficient information in the application as to why the trees need removal rather than surgery.
1 x additional comment of objection has been received in respect of this notification.

ASSESSMENT:
1. The trees the subject of this notification are a young Birch, and a semi-mature Oak located within the modest-sized rear garden (10m x 8.5m) of the notifier's property, at the new housing development (Windmill Place), within the Billingshurst Conservation Area.

2. The Birch is a young slender drawn-up tree located next to the boundary with 13 Windmill Place to the east. From the site visit, it was apparent that the tree was beginning to damage the boundary fence. Views of this tree from the main areas of public activity to the west in the windmill place are minimal, as such if the tree were to be removed it would not be overly noticeable, and there would be no significant harm to the character and amenities of the Conservation Area.

3. The oak is a semi-mature tree, located on the southern boundary of 15 Windmill Place. It is around 15m in height and has the characteristics of a group or woodland edge tree that has been suppressed by what would have historically been a more dominant trees in the area to the south. As a result, the tree is heavily leaning towards the north, over the garden. Due to its current size and leaning form, the tree dominates the property's garden. While some surgery work could be undertaken to help maintain the tree at a more suitable size for its location. However, given the lack of any previous works undertaken on the tree, initiating a pruning regime, to address the tree's size, which would then need to be repeated on a cyclical basis I am conscious that the stress the repeated pruning would cause to the tree would likely erode its stature, health and longevity, and diminish the current level of public visual amenity value that it currently has.

4. It is acknowledged that due to its size, the tree is visible when viewed within the local landscape context, and the removal of the oak would be noticeable. However, it is considered that due to its location and the limited space at the property, this tree will never reach its size and has limited future potential.

5. The notifiers have proposed to plant a smaller-sized replacement tree to the west of the Oak, to help mitigate the impact on the area following the tree removal, which in this instance it deemed to be acceptable.

6. Accordingly, it is not considered necessary or appropriate to protect the trees in question by a tree preservation order (TPO) to prevent the work from being completed as proposed.

RECOMMENDATION:
No objection to notification.

Authorising Officer sign……ANBU……***Trainee Arboricultural Officer***

Date……04 Jun 18……