

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/26/0679: 9 Bodiam Close Southwater.**

REPRESENTATION AND CONSULTATION RESPONSES:

Southwater Parish Council has stated no objection to this proposal.

I representation of support submitted by a neighbouring property has been received in respect of this application.

ASSESSMENT:

1. The tree that is the subject of this application is a mature Ash located within the modest-sized rear garden of 9 Bodiam Close, Southwater. The tree is protected by Tree Preservation Order TPO/0771, served on 20th of April 1998.

2. Since the tree was protected in the late 1990s, its overall quality and public amenity value have been significantly reduced as a result of previous management works. The most recent works were completed under approved application DC/18/1377. However, the supporting arboricultural report noted that the works undertaken in 2018 may have exceeded the specified 25% crown reduction. This assessment appears well founded when considering the tree's current form. It is also noted that the property has recently changed ownership, and the current occupiers have confirmed that they have not carried out any works to the tree during their period of ownership.

3. The principal public views of the tree are from the entrance to Bodiam Close to the south. From this vantage point, the tree can be glimpsed due to a break in the building line between Nos. 8 and 9. Additional views are available from Cedar Drive to the east, although an adjacent Oak tree within a neighbouring property partially restricts views of the Ash. As such, the tree's amenity value and wider landscape contribution are considered limited and highly localised.

4. Whilst the tree would no doubt once have made a more meaningful contribution to its setting, its current form and condition have been substantially compromised when compared with its likely historic appearance and landscape value. However, consequently, the historic pruning works have resulted in a poor and unbalanced crown structure and diminished visual prominence. This, coupled with the extent of the surface root damage, has reduced the tree's capacity to function as a high-quality landscape feature over the long term. Furthermore, the tree exhibits a pronounced lean towards the north, resulting in the majority of the crown mass being displaced over the garden of the neighbouring residential property. Whilst no immediate structural defects have been identified, the leaning form further detracts from the tree's visual quality.

5. In assessing the tree's current contribution to public amenity, regard has also been given to other trees within the immediate locality. The adjacent Oak at the neighbouring property represents a superior arboricultural specimen, displaying good structural form, condition, and long-term retention potential. By comparison, the Ash no longer makes a meaningful contribution to the character and appearance of the area.

6. On balance, it is considered that the Ash tree's poor structural form, pronounced lean, and limited future landscape contribution outweigh the benefits of its retention. The tree has been substantially altered by historic management works, resulting in a specimen that no longer reflects the level of amenity value typically expected of a protected tree. Furthermore, its visibility within the public realm is limited and highly localised, reducing the significance of its contribution to the wider landscape. The applicant has advised that it is their intention to plant three replacement trees should consent be granted. The proposed felling is therefore considered justified in this instance, subject to a condition requiring replacement planting.

7. Recommended replacement tree Gallery pear
Purple Norway Maple **Acer platanoides** crimson king

Pyrus chanticleer, Field maple ***Acer campestre***,

RECOMMENDATION:

Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:

- | | |
|--------|--------------------------------------|
| 1. TR2 | <i>Time limit, 2 years</i> |
| 2. TR7 | <i>Treeworks limit (single tree)</i> |
| TINF1 | <i>Note to applicant.</i> |
| TINF2 | <i>Wildlife protection.</i> |

DELEGATED

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

Date.....13 Jul 26.....