

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/26/0104: 20 Oaklands Park Emms Lane Brooks Green.**

REPRESENTATION AND CONSULTATION RESPONSES:

Steyning Parish Council has stated no objection to this proposal, wishing to defer to the considerations of the HDC Arboricultural Officer.

No representations have been received in respect of this application.

ASSESSMENT:

1. The trees that are the subject of this application form part of a line of Oak and Ash trees that fall within the area covered by G2 of TPO/100, served on 02-11-1999.
2. The trees in question are located within the rear garden of 20 Oaklands Park, Emms Lane, Brooks Green. The application refers to five oak trees; however, upon inspection, it was apparent that the easternmost tree in the line is an ash.
3. The proposed works include the felling of one declining oak and surgery to the remaining trees in the form of a 2.5 m crown reduction.
4. The oak tree identified for removal is exhibiting symptoms consistent with terminal decline, including extensive levels of standing deadwood throughout the crown. Additionally, the tree is producing prolific epicormic growth, occurring in dense clusters rather than the typical distribution expected in a healthy specimen. This pattern of growth, combined with the presence of significant deadwood, is indicative of markedly reduced vitality and ongoing physiological stress.
5. Given the tree's location within a residential garden and its close proximity to the applicant's dwelling, it is considered that removal would be prudent on health and safety grounds. However, due to the presence of additional tree cover within the surrounding area and the limited space available on site, it does not appear feasible to secure suitable replacement planting to mitigate its loss.
6. The three remaining oaks within the application site have previously been subject to poorly executed surgery works. These works involved indiscriminate topping, which has resulted in the development of excessive epicormic growth along the main stems, originating at the former topping points.
7. It is evident that this epicormic regrowth extends to approximately one metre in length only. As such, the proposed 2.5 m crown reduction would extend well beyond the previous pruning points, further compromising the trees' structural form and significantly reducing their effectiveness as landscape features and visual screening.
8. In light of this, the only appropriate works to the three oaks are the selective removal of epicormic growth along the main stems, from ground level up to the crown break, approximately 4 metres above ground level. No crown reduction is considered appropriate.
9. The fifth tree, incorrectly identified as an oak within the application, is in fact an ash and is displaying advanced signs of ash dieback (*Hymenoscyphus fraxineus*). Given its proximity to the applicant's dwelling and the likelihood of continued decline, removal of this tree is considered prudent on health and safety grounds.
10. It is considered that the revised works are reasonable and justified and will not cause harm to the character or amenities of the locality.

RECOMMENDATION:

Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:

1. TR2 *Time limit, 2 years*

2. TR3a *Treeworks limit (bespoke)*

The tree work to which this consent relates shall be limited to:

- Fell 1 x Oak and 1 x Ash.
- Crown lift the remaining 3 x Oaks by removing epicormic growth back to the points of attachment at the crown break (i.e. from ground level to a height no greater than 4 m

above ground level). No reduction in height or lateral pruning works are permitted as part of this consent.

- **Reason:** For the avoidance of doubt.

of doubt

3. TR4

Surgery standards

TINF1

Note to applicant.

TINF2

Wildlife protection.

DELEGATED

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

Date.....15 May 26...