

# **CONSERVATION AREA NOTIFICATION**

## **ASSESSMENT SHEET**

**APPLICATION NO:** CA/26/0019: Twittenside, Montrose House, Penfold Way, Steyning.

**REPRESENTATION AND CONSULTATION RESPONSES:**

Steyning Parish Council has indicated no objection to this notification, wishing to defer to the consideration of the HDC Arboricultural Officer.

No representations have been received in respect of this notification.

**ASSESSMENT:**

1. This Section 211 Notice refers to the felling of a mature Ash and a Field Maple located within the rear garden of Twittenside, Montrose Hous, Penfold Way, Steyning. The tree is situated in close proximity to the neighbouring property, where evidence of structural movement has been reported.

2. The supporting information and on-site observations indicate that the affected property lies on a seam of shrinkable clay soil, and that the pattern of cracking is consistent with vegetation-related subsidence. The beech is of a size and species known to exert significant moisture demand, and its position relative to the damaged structure places it within a zone of likely influence.

3. Alternative mitigation options, including crown reduction, root pruning, and root barrier installation, have been considered but are not assessed as providing a reliable or sustainable solution. Crown reduction would not sufficiently reduce water uptake for this species, and root pruning or barrier installation carries a risk of destabilising the tree.

4. The tree provides some modest amenity value to the Conservation Area; however, this must be balanced against the ongoing structural impact on the adjacent property. On the basis of the evidence provided, the tree is considered to be a contributing factor to the subsidence, and its removal is justified.

5. The Council does not intend to make a Tree Preservation Order in this instance. The proposed works may proceed as notified under Section 211 of the Town and Country Planning Act 1990.

**RECOMMENDATION:**

No objection to notification.

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

Date.....31 Mar 26.....