



Our ref: MDJAC-AM26108-LetRep-01

Dear Mr Bush,

RE: Application to remove 1no. ash tree within the rear garden of 9 Bodiam Close, Southwater, RH13 9XW.

This document has been prepared to accompany and form the basis of an application a notification to carry out work to trees protected by a Tree Preservation Area, in accordance with Section 16 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Proposal

Fell 1no. ash tree (T1) within the rear garden of 9 Bodiam Close, due to unsympathetic past pruning, limited remaining life expectancy, and a minimal impact on the character and appearance of the local area.

Tree survey data

I carried out a site visit on Friday 10 April 2026. The information collected has been used to produce the tree survey summary table below. The location of the tree is also shown on the Tree Survey Plan at **Figure 1**.

Table 1: tree survey data.

Tree No.	Species	Height [m]	Trunk Dia. [mm]	Crown Spread [m]	Comments
T1	Common ash	12	675	2.5	Growing in NW corner of garden. Prominent shallow roots extending to the south and south-east, visible to 2.7m from base. Historical wounding on lower trunk; partially occluded. Trunk leans to north but self-optimises at 4.5m where it bifurcates. Past branch failures evident in canopy. Heavily pruned and managed as a high pollard. Potential for aerial decay at pollard points.

Figure 1: tree location plan.



Discussion

The subject tree is located on the northern boundary of the property, and grows on the fenceline with the neighbouring property, No. 8 Bodiam Close. It is a mature tree that is likely to have originally formed part of a wider group that denoted a historical field boundary before the construction of the Cedar Drive development in the 1980s.

Prominent surface roots are evident, which extend from the tree's base to the lawn area within the garden. In some places along the exposed roots, it is clear that damage has occurred from the use of domestic lawn mowers. The depressions between the roots have become more pronounced over time, and now present further challenges when the homeowner mows the lawn.

Should the depressions continue to sink, it is likely that routine lawn mowing would cause further damage to exposed roots. As the tree is protected by a Tree Preservation Order, any such damage has the potential to constitute damage to a protected tree, which carries associated legal implications. In that context, the presence of the roots and their vulnerability to damage during routine garden maintenance presents a disproportionately high management constraint relative to the tree's quality and landscape prominence.

The tree has previously been heavily reduced to establish a high pollard, a form of management to which mature ash is not generally well suited. This was achieved under planning reference DC/18/1377. My review of historic satellite imagery corroborates the timing of this pruning, which sought to reduce excessive seed and

leaf fall and shading of the surrounding properties by reducing the tree by 25%. Since then, the tree has begun to develop a new canopy, which suggests that the original 25% may well have been exceeded.

Whilst the tree is visible from the junction of Cedar Drive to the north-east, and from the junction between Pevensey Road and Bodiam Close to the south, it is largely obscured by the presence of an oak tree in the curtilage of 7 Bodiam Close, and by the surrounding properties. Accordingly, I do not consider it to make a significant contribution to public amenity value. Its relative lack of visibility is demonstrated below.

Photograph 1: below left, looking northwards along Bodiam Close; and

Photograph 2: below right, looking eastwards towards the subject tree, screened by the adjacent oak.



Photograph 3: looking eastwards towards the subject tree, screened by the adjacent oak; and

Photograph 4: looking southwards across Cedar Drive from the junction of Castlewood Road, showing the tree screened by residential properties.



Based on my assessment of the tree's current condition, I conclude that its value and future potential have been significantly compromised by the previous pruning. Although it has exhibited some recovery, I do not consider it to make a significant contribution to the character or appearance of the local area. Set against that limited amenity value, the prominent surface rooting within the lawn gives rise to an undue and ongoing management constraint, including a clear risk of further root damage during routine mowing and garden

maintenance, which could constitute wilful damage of a protected tree. Accordingly, I consider removal to be justified.

Yours sincerely,



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Arboricultural Association Registered Consultant



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