

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/26/0843: 9 Lime Kiln Road Mannings Heath.**

REPRESENTATION AND CONSULTATION RESPONSES:

Nuthurst Parish Council has stated no objection to the previously proposed surgery works. No additional representations have been received in respect of this application.

ASSESSMENT:

1. The tree the subject of this application is a mature Oak situated in the rear garden of 9 Lime kiln Road. The constraint is TPO/0436 served 28/06/1976 the tree is listed as T1 of the Order.
2. The tree in question forms part of a line of predominantly oak trees retained following the felling of the larger woodland area identified as *Limekiln Copse* on plan TPO/0281. The woodland was cleared to facilitate residential development in the late 1970s. Historically, the subject tree would have marked the boundary between the edge of the woodland and Winterpit Lane to the north.
3. Due to its roadside position, the tree is readily visible from the north on Winterpit Lane. In addition it can be seen above the rooflines of surrounding dwellings when viewed from the south along Lime kiln Road. As a consequence of its prominence and visibility, the tree is considered to have previously provided a high level of public amenity value and made a positive contribution to its wider setting. However, it is currently exhibiting advanced signs of physiological decline, characterised by extensive deadwood throughout the canopy and significant tip dieback, both of which are consistent with chronic physiological stress. The remaining live growth is largely limited to sporadic epicormic and reaction growth, indicating an underlying physiological condition and a diminishing capacity for recovery.
4. The observed pattern of decline is characteristic of a tree experiencing a prolonged and chronic physiological dysfunction. This is evidenced by extensive crown retrenchment, significant levels of deadwood throughout the upper canopy, and the fragmented distribution of the remaining live foliage. Such symptoms are commonly associated with a sustained reduction in the tree's ability to maintain normal physiological processes, often resulting from root dysfunction, impairment of the vascular transport system, long-term environmental stress, age-related decline, or a combination of contributing factors. The tree's current growth pattern appears to be dominated by reactive survival growth, with little evidence of vigorous extension growth within the primary crown structure.
5. Whilst the precise cause of the decline cannot be conclusively determined, there is no obvious evidence to suggest that the condition has arisen as a consequence of recent site disturbance. The decline therefore appears more likely to be attributable to an ongoing physiological condition affecting the tree rather than a recent external impacts.
6. Given the extent of canopy dysfunction present, the tree's vitality is considered substantially diminished, with a correspondingly reduced capacity to generate sufficient new growth to facilitate recovery. The proportion of functional crown remaining is limited, and the widespread distribution of dead branch material suggests that the decline has been progressing over a considerable period. Consequently, the likelihood of the tree re-establishing a healthy and sustainable crown structure is considered low.
7. The proposed works would result in the tree being heavily reduced back to the limited areas of live growth currently present. Given the tree's declining condition, it is considered unlikely that such works would enable the tree to recover sufficiently to provide meaningful long-term retention. Whilst it is acknowledged that the proposed works would technically retain the tree in some form, its quality as a landscape and visual amenity feature would be significantly diminished. Furthermore, it is highly unlikely that the proposed pruning would secure the tree's long-term retention and could in fact hasten its decline.
8. Given the tree's position within the curtilage of a residential property and its proximity to Winterpit Lane to the north, it is considered that the proposed surgery would not retain the tree in a meaningful or sustainable manner. The resulting tree would comprise a heavily truncated and significantly compromised specimen with limited future contribution to local amenity. As such, it is considered appropriate to amend the application from tree surgery works to felling, subject to replacement planting.
9. A replacement Oak (*Quercus* sp.) should be planted to ensure the continued succession of the historically established line of Oaks within the locality and to maintain the character and long-term arboricultural continuity of the landscape; this will be secured by way of condition.

RECOMMENDATION:

Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:

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

DELEGATED

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

Date.....22 Jul 26.....