

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: DC/26/0772: Rear of 2 Park Road, Faygate.

REPRESENTATION AND CONSULTATION RESPONSES:

Colgate Parish Council has stated no objection to this proposal.

No additional representations have been received in respect of this application.

ASSESSMENT:

1. The trees subject to this application are located within woodland to the rear of 2 Park Road, Horsham. The application seeks consent to undertake works to an Ash tree (T1), remove a fallen tree (T2), fell a leaning Oak (T3), reduce/fell two Ash trees (G4), and fell two dead trees (G5). The application has been supported by an Arboricultural Assessment prepared by Connick Tree Care (Ref. 222974/RT, dated 09 April 2026). The report advises that whilst the woodland is generally stable, certain individual trees require management intervention due to their condition and location.

2. The woodland is situated between Park Road, Faygate Lane and the A264 Crawley Road and comprises predominantly Ash with occasional Oak and Hornbeam within an established historic woodland setting. The woodland is bordered by residential properties to the north, east and west, and the A264 to the south.

3. The submitted arboricultural assessment, and onsite observations has confirmed that the Ash trees with the woodland are affected by Ash Dieback and records a number of trees exhibiting structural defects, deadwood, decline and instability.

4. T1 is an Ash tree with extended lateral limbs overhanging an adjacent residential garden. There is evidence of previous branch failure in the crown and it is noted that the neighbouring garden is regularly occupied by residents and young children. The proposed removal of three overhanging limbs together with the removal of major deadwood represents a targeted pruning operation intended to reduce the likelihood of branch failure affecting adjacent land. The works appear limited in extent and are considered appropriate arboricultural management.

5. T2 comprises a fallen tree which has already failed. Its removal is considered reasonable and necessary to clear the site and remove any residual hazards associated with the fallen stem and branches.

6. T3 is a leaning Oak. Whilst Oak trees generally make a valuable contribution to woodland character and public amenity, the submitted assessment identifies the tree as requiring urgent management due to its condition and risk profile. Given the arboricultural evidence provided and the restricted nature of the site, the proposed felling is in this instance considered justified on safety grounds.

7. The trees identified as G4 comprise two Ash trees affected by Ash Dieback. Ash Dieback is a progressive disease that frequently results in crown decline, basal dysfunction and an increased likelihood of branch or stem failure. Given the condition of the trees and their proximity to neighbouring residential properties, the proposal to reduce/fell the trees to approximately 8 metres is considered a proportionate response that balances risk management with the retention of some standing habitat value where appropriate.

8. The trees identified as G5 are dead. Dead standing trees can provide ecological benefits; however, where they are located within striking distance of neighbouring properties or areas of occupation, their retention may not always be appropriate. In this instance, their removal to near ground level is considered reasonable in the interests of public safety.

9. The Arboricultural Assessment advises that the proposed works are required to mitigate risks associated with trees exhibiting Ash Dieback, structural defects, deadwood and instability within striking distance of adjacent residential properties and gardens. The proposed works are intended to reduce the likelihood of tree or branch failure affecting neighbouring land and are therefore considered a preventative management measure in the interests of public safety. Site observations undertaken during the assessment of this application broadly confirm the findings and recommendations contained within the submitted report. The condition of the trees identified for works, including the presence of significant deadwood, decline associated with Ash Dieback and evidence of structural weakness, provides sufficient arboricultural justification for the proposed removals and remedial works.

10. Having regard to the condition of the trees, the presence of Ash Dieback within the woodland, the evidence of deadwood and branch failure, and the proximity of neighbouring residential receptors, the proposed works are considered justified on sound arboricultural grounds. The works are proportionate to the

defects identified and are unlikely to result in any significant additional loss of public amenity beyond that already attributable to the declining condition of the trees concerned.

11. Furthermore, given the woodland nature of the site, it is not considered necessary or appropriate to impose a replacement planting condition for the trees to be removed. The trees form part of a wider woodland canopy where natural regeneration is already occurring and is reasonably expected to continue following the proposed removals. As such, the long-term continuity of woodland cover and associated public amenity is unlikely to be materially affected by the proposed works.

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. TR3 | <i>Treeworks limit (standard)</i> |
| 3. TR4 | <i>Surgery standards</i> |
| TINF1 | <i>Note to applicant.</i> |
| TINF2 | <i>Wildlife protection.</i> |

DELEGATED

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

Date.....23 Jul 2026.....