

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/26/0293: 95 Ropeland Way Horsham RH12 5NZ.**

REPRESENTATION AND CONSULTATION RESPONSES:

North Horsham Parish Council has stated no objection to this proposal, subject to the considerations of the HDC Arboricultural Officer.

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

ASSESSMENT:

1. The tree subject to this application is a mature oak (*Quercus* spp.). It was retained and afforded protection during the residential development of the site in the early 1990s. The tree is currently protected by Tree Preservation Order (TPO) No. 0573 and is identified as Tree T9 within that designation.

2. The tree is of fair form and condition. It is clearly visible within the locality and makes a positive contribution to the surrounding landscape. The tree is heavily clad in ivy and has been subject to historically poor pruning, resulting in truncated branches. There is some deadwood and minor tip dieback present within the crown; however, given the tree's age and setting, this is not considered excessive.

3. The applicant seeks consent to undertake a full crown reduction of 3 metres, reducing the tree in both height and lateral spread by approximately 3 metres throughout. In addition, consent is sought to remove the first large low lateral branch extending over the rear garden area of the property.

4. The southern side of the tree crown overhangs the rear garden of 95 Ropeland Way by approximately 4–5 metres in places, with the overhang primarily associated with the first low lateral branch. In its current form, it is acknowledged that, due to its size and position, the tree exerts a degree of dominance over the garden area. As such, some works to improve the relationship between the tree, and the property are considered reasonable.

5. The proposed reduction of 3 metres in height and lateral spread would effectively require pruning back to previous pruning points. While such an approach may be appropriate in some circumstances, in this instance it would result in the removal of a substantial proportion of the tree's crown and photosynthetic leaf-bearing area. This would not represent good arboricultural practice and has the potential to adversely affect the tree's physiological condition and long-term vitality.

6. Furthermore, a reduction of this magnitude would significantly alter the tree's established form and detract from its contribution to the wider landscape. In determining applications for works to protected trees, it is necessary to strike a balance between the justification for the proposed works and the tree's amenity value. In this case, the tree is considered to have high landscape value. When this is combined with the evidence of previous poor pruning, it is not accepted that a 3-metre reduction is justified. Such works would result in an level of harm to both the tree's condition and its public amenity value.

7. It is therefore considered that the crown reduction works should be more limited in extent. A reduction in the order of 1.5–2 metres, applied selectively where necessary and undertaken in accordance with good arboricultural practice, would be more appropriate. This approach would help maintain a balanced crown without significantly impacting how the tree is viewed with the local landscape context.

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:

- Crown reduce tree all-round by trimming branches to suitable growth points by up to no more than 1.5 to 2m where needed, to establish a well-balanced crown, remove any true dead wood with no live buds of leaf growth.
- Remove the first large low lateral branch extending over the rear garden area of the property.

Reason: for the avoidance of doubt

3. TR4 *Surgery standards*

TINF1 *Note to applicant.*

TINF2 *Wildlife protection.*

DELEGATED

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

Date.....23 Jun 26.....