DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/25/1011: 39 Kennedy Road Horsham.**

REPRESENTATION AND CONSULTATION RESPONSES:
Steyning Parish Council has stated no objection to this proposal, wishing to defer to the considerations of the HDC Arboricultural Officer.
No representations have been received in respect of this application.

ASSESSMENT:
1. The tree subject of this application is a mature English Oak tree situated in the rear garden of 39 Kennedy Road, Horsham. The tree is subject to statutory protection under Tree Preservation Order (TPO) No. 82/1963, designation A1. The application has been assessed with full regard to the tree's significant amenity value, the arboricultural risk assessment submitted in support of the proposal.

2. The Oak is a mature specimen of considerable stature, with a height of approximately 22 metres and a trunk diameter exceeding 1.5 metres. It is visible from several vantage points within the surrounding residential area and makes a prominent contribution to the character and appearance of the locality. Its canopy extends laterally across the garden, providing a sense of maturity and continuity in the suburban setting.

3. Despite its high amenity value, the submitted Tree Risk Assessment Report (MDJAC-22.87-TRAR-01, August 2022) highlights several structural and physiological concerns that materially affect the tree's long-term retention.

4. Over the past three years, the tree has shed two large scaffold branches, most recently from the western aspect of the canopy at approximately 5 metres above ground level. Investigations revealed evidence of decay within the failed union, alongside signs of discolouration and aerial weakness. A second area of aerial decay has been noted in a major scaffold branch to the north-west, with anecdotal evidence of further internal dysfunction.

5. In addition, historical canopy reduction works have left several large wounds, some of which are now decayed, further compromising structural integrity. The lower trunk exhibits a longitudinal cavity with exposed heartwood and bacterial exudations, extending from ground level to around 4 metres. This cavity is associated with the junction of a large scaffold branch, raising additional concerns about attachment strength.

6. The Oak is located within a private rear garden that is frequently used by the residents. Its size and position mean that falling branches could impact directly upon the property itself, neighbouring gardens, or individuals occupying these spaces. The history of significant branch failures indicates that the risk of future incidents cannot be dismissed as isolated. Although canopy reduction works could provide temporary mitigation, the persistence of decay and history of major limb loss suggest that remedial pruning would, in this instance, not adequately remove the risk.

8. The removal of this Oak will undoubtedly result in a noticeable loss of amenity to the area. It is always regrettable to lose mature trees that positively contribute to the character and amenities of an area. However, in light of its history of major branch failures, evidence of decay, and the safety risks to people and property, its continued retention cannot be supported. Subject to appropriate replacement planting, the works are considered acceptable and in the interests of both public safety and responsible tree management.

RECOMMENDATION:
Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:

1. TR2	*Time limit, 2 years*
2. TR7	*Replacement (Single tree)*
TINF1	*Note to applicant.*
TINF2	*Wildlife protection.*

DELEGATED

Authorising Officer sign……ANBU…….. ***Arboricultural Officer (Development).***

Date……21 Aug 25 18……