

## DELEGATED APPLICATIONS

### ASSESSMENT SHEET

APPLICATION NO **DC/25/1913: Parkholme Rusper Road Ifield.**

#### REPRESENTATION AND CONSULTATION RESPONSES:

Rusper Parish Council has provided comments neither objecting to nor supporting the Planning Application, but requests that the following is considered:

Clear arboricultural justification is provided for the proposed felling, including evidence of disease, structural instability, or safety concerns. Consideration is given to alternatives to felling, such as management or reduction works, where appropriate. If felling is approved, a suitable replacement tree of native species is required to be planted within the site.

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

#### ASSESSMENT:

1. The tree that is the subject of this application is a mature Oak located in a prominent position at the front of the property. It is protected under Tree Preservation Order TPO/0466, served on 09/11/1983, and is identified as T1 within the Order. The tree is approximately 15 metres in height and has a radial crown spread of approximately 6 metres in all directions.

2. The tree exhibits significant dieback and extensive standing deadwood throughout the upper crown. Under the Tree Preservation Regulations, deadwood removal may be undertaken without the need for formal consent. However, in this instance, the extent and distribution of the deadwood is such that its removal would result in a substantially reduced and unbalanced crown form, leading to a marked deterioration in the tree's appearance and a consequent reduction in its amenity value.

3. The tree displays sparse and uneven bud density, indicative of reduced physiological vigour and a progressive decline in condition. Bud development within the upper and peripheral crown is limited, suggesting a reduced capacity for crown regeneration. Any epicormic response is likely to be limited, and the tree is unlikely to respond positively to remedial arboricultural works.

4. While Oak is generally regarded as a long-lived and resilient species, the observed decline appears to be chronic rather than cyclical. The current condition of the tree indicates that it has entered a downward decline from which meaningful recovery is unlikely. Its continued retention would be expected to result in further crown thinning, ongoing deadwood formation, and a gradual reduction in both structural condition and its visual amenity value contribution to the area.

5. The tree is located approximately 6 metres to the north of the main dwelling and adjacent to the principal parking area, representing a high-target environment. In this context, the ongoing decline and increasing deadwood content raise concerns regarding future management requirements.

6. It is accepted that the removal of this tree would, be noticeable for a time being, and result in a loss of amenity to the area, albeit localised. Options for replacement planting at the front of the property are heavily constrained by the existing hard surfacing that covered the entire front of the property, and the presence of overhead power lines represent additional concerns with establishing a tree, in this area, that would make a meaningful contribution to the area. As such, it is acknowledged that reinstatement of a tree of similar size and prominence in this location would be difficult. Discussions with the tree owner, have identified that a replacement tree could be planted to the rear of the garden, within a break in the property line, where it would, upon maturity, be partially visible from the public realm and provide some compensatory amenity value.

7. Having regard to the tree's condition, limited future contribution, and the constraints of the site, it is considered reasonable to approve the removal of T1 Oak. Subject to replacement planting at the rear of the property to mitigate the loss of amenity.

#### RECOMMENDATION:

**Grant consent** subject to the conditions below.

#### CONDITIONS TO BE APPLIED:

- |        |                                  |
|--------|----------------------------------|
| 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.....02 Feb 26...