DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/24/1673: 9 Rapley Rise, Southwater, Horsham.**

REPRESENTATION AND CONSULTATION RESPONSES:
Southwater Parish Council have stated no objection to this proposal.
2 x additional representations have been received in respect of this application.
1 x objection is made on the grounds of habitat/ wildlife impacts.
The second representation queries the need to fell the tree completely, and the ecological implication of this action. They also consider a second opinion is needed, and further investigations into the tree structural condition should be sort.

ASSESSMENT:
1. The tree the subject of this application is a mature specimen, Oak. The tree is listed as T1 of TPO/1429 – Confirmed on 21/03/2011.

2. Historically the tree denoted the southern boundary between an agricultural field and the main access for a cluster of previously isolated residential dwellings to the east (Byecroft and Walnut Cottage Great House Farm Chessall Avenue). The tree was retained as part of the area's development for residential use in 2014 and was integrated into the overall site layout.

3. The tree is located in a prominent position upon an area of public open space, in the southernmost section of Rapley Rise; due west of no. 9. It is readily visible within the local street scene and makes a positive and significant contribution to the character and amenities of the locality. However, due to the built form and density of the dwellings in the area, coupled with the additional mature tree coverage to the south in Huntly Mews when viewed from outside the immediate vicinity its visibility is reduced. As such, it is accepted that the tree is of high landscape and amenity value, albeit localised.

4. The applicant seek consent to fell the tree following a full Tree Risk Assessment of the tree carried out by MDJ, Arboricultural Consultants Ltd, on behalf of the applicants, Broadacres Residents Management Company Limited c/o Courtney Green Limited. The applicants taking into account the proximity of the tree to nearby private residential and communal areas in the estate and to satisfy their obligations as tree owners in respect of the 1957 and 1984 Occupiers' Liability Acts.

5. The tree has been subject to robust and poorly executed surgery works in the past to manage it for size and form with respect to its residential setting. The tree appears to be displaying good bud density and a fair level of vigour, although some dieback/retrenchment is visible in the central parts of the upper crown, and sections of sizable dead wood are also visible at alternative locations throughout the crown.

6. On the western side nestled at the base of the tree are the fungal fruiting bodies (FFB) of the aggressive tree decay fungi ***Ganoderma resinaceum***, this species of fungi is attributed to a selective white rot of the host tree. On the southeast side of the tree at its base is an area of dysfunctional necrotic bark, consistent with fungal colonisation. However, no FFBs were visible in this area at the time of my visit. When struck with a sounding mallet, in the areas of necrosis and where the FFBs are present, there is a clear and distinct change in tone, consistent with internal decay. This is further confirmed by the resistance drill testing results provided with the Tree Risk Assessment Report; which have confirmed decay within the main stem, and the buttress roots on the northwest, north, north-east, south, and south-east sides of the tree.

7. As with any application to fell a protected tree, a balancing exercise needs to be undertaken. The essential need for and the justification for the works applied must be weighed against the resultant loss to the amenity of the area. In this case, the tree's amenity value in the landscape has been noted, and it is accepted that its removal will result in a loss of amenity to the locality. It is also undesirable to lose such a tree which contributes to the character of the area and for which any replacement would be, for a number of years at least, slim recompense.

8. Notwithstanding, it is accepted that consideration could be given to taking an alternative approach, and manage the tree's decline through substantial surgery works, taking into account the high target nature of its location within a built-up residential area. It is considered that the extent of surgery needed to manage the tree in a safe and reasonable manner would see the tree retained in some form, however, at the same time this action would also considerably alter how it is viewed within the local landscape context, and likely result in harm to the visual character and amenities of the locality.

9. The key consideration in this case therefore is that there has been submitted a clear and satisfactory level of evidence to justify the trees removal on safety/condition grounds. In this respect, it is considered that the reasons put forward for the removal of the tree are reasonable and justified.

10. To help mitigate the loss of the tree a replacement tree of Extra Heavy Standard size (circa. 3.5m tall with a trunk girth of 14-16cm at planting) shall be secured by condition. Recommended Aesculus × carnea - Red horse-chestnut Quercus canariensis - Algerian oak, Quercus suber - Cork oak or Liriodendron tulipifera - Tulip tree.

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 (Strategic Planning).***

Date……24 Jan 25…