

CONSERVATION AREA NOTIFICATION

ASSESSMENT SHEET

APPLICATION NO: CA/26/0101: The Glebe Cottage Hyde Street Upper Beeding Steyning.

REPRESENTATION AND CONSULTATION RESPONSES:

No formal representations have been received in respect of this notification.

ASSESSMENT:

1. The Beech tree subject to this Section 211 notification is located within the rear garden of Glebe Cottage. The notification seeks consent for the removal of the tree due to concerns regarding its size, form and its relationship with nearby buildings and structures.

2. Despite its rear garden setting, the tree is visible from the adjoining section of Hyde Street due to the open nature of the principal parking area serving the property. However, views are relatively localised. From the south, visibility is partly restricted by surrounding built form and existing roadside tree cover, whilst from the north only the upper crown is visible above the roofline of the adjacent dwelling. Visibility becomes increasingly limited from further along Hyde Street due to the orientation and positioning of surrounding buildings. From the northeast the top of the tree can be viewed above the roof of the nearest property in Hobs Acre. As such, the tree provides a moderate level of localised public amenity within the street scene.

3. Whilst initially appearing to be a single large Beech, the tree is in fact comprised of approximately three or four stems, likely originating from an unmanaged hedgerow that has developed into a small group of co-dominant trees. As a consequence, the tree exhibits a heavily multi-stemmed form with a number of tight unions and areas of included bark, resulting in a less favourable structural condition than would typically be expected of a mature Beech. Its development has also been constrained by nearby buildings, boundary structures and previous pruning works, limiting its ability to develop into a high-quality specimen and reducing its long-term suitability as a significant landscape feature.

4. Furthermore, the buttress roots associated with the westernmost stem appear to be contributing to the displacement and damage of an adjoining boundary wall. The proximity of the tree to surrounding structures, including Glebe Cottage at approximately 1.3 metres from the stem base, further limits its suitability for long-term retention in its current form.

5. Whilst the tree provides some local amenity value, there are a number of other trees within and adjoining the site that make a considerably greater contribution to the character and appearance of the area. These include a mature Yew within the grounds of Glebe Cottage and a prominent roadside Beech, both of which are highly visible from the public realm and make a more substantial contribution to the wider Conservation Area.

6. It is acknowledged that removal of the tree would be noticeable in the short term, particularly when viewed from within the property, the adjoining section of Hyde Street and nearby parts of the Conservation Area. However, on balance, the tree's constrained form, structural limitations, comparatively modest wider visibility and apparent relationship with adjacent structures reduce its overall arboricultural and amenity value.

7. As such, whilst the loss of the tree would result in some localised reduction in amenity, it is not considered that its removal would have a material adverse effect on the character or appearance of the Conservation Area, particularly given the retention of other higher-value trees within the immediate and wider landscape.

8. Accordingly, it is not considered necessary or expedient to make a Tree Preservation Order (TPO) to prevent the works being completed as proposed.

RECOMMENDATION:

No objection to notification.

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

Date.....02 Sep 26.....