

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/26/1201: Oaken Brick Threals Lane west Chiltington RH20 2RF**

REPRESENTATION AND CONSULTATION RESPONSES:

No representations have been received in respect of this application.

ASSESSMENT:

1. The tree the subject of this application a mature Oak (*Quercus* spp.) protected by a Tree Preservation Order No. TPO/0556 an old area order served on 29/08/1986 situated within the grounds of Oaken Brick, Threals Lane, West Chiltington. The tree is reported to be approximately 18m in height with a stem diameter of approximately 650mm.

2. Notwithstanding its location within the rear garden of the applicant's property, the tree's size and maturity ensure that it remains visible from the wider public realm. The upper crown is readily discernible from Threals Lane to the west, whilst more complete views are obtainable through a break in the frontage adjacent to Paragon to the north and from the neighbouring undeveloped plot to the south. Consequently, the tree contributes positively to the character of the local landscape and provides a level of public amenity sufficient to be considered a notable feature within the locality.

3. This application seeks consent to fell the tree on the grounds of declining physiological condition and concerns regarding its structural integrity. The supporting arboricultural report has been prepared by Kim Gifford following a Visual Tree Assessment undertaken on 21 July 2026.

4. The report identifies extensive crown dieback throughout the canopy, with in excess of 80% canopy loss and significant deadwood accumulation. Physiological condition is assessed as poor, with the tree considered to be in advanced decline and approaching the end of its functional life expectancy.

5. Inspection of the stem and basal area reportedly identified extensive bark necrosis, bark lifting and delamination affecting approximately 30% of the stem circumference. The report further records sap exudations associated with vascular dysfunction, evidence of insect activity within weakened woody tissues and the presence of a fungal fruiting body associated with a damaged buttress root.

6. Whilst the amenity value of the tree has been carefully considered, the condition of the tree observed during the site visit was found to align with the conclusions set out in the supporting report, with the tree exhibiting over 80% canopy dieback, extensive deadwood, and a very limited remaining live crown. Consequently, the tree's current and future contribution to visual amenity is substantially diminished when compared with that expected of a healthy mature oak.

7. Regard has been given to both the amenity value of the tree and the foreseeable implications of retention. Whilst the loss of a protected mature oak is regrettable, the evidence submitted and that gleaned on site does confirm that the tree is in advanced decline with a limited safe useful life expectancy remaining. On balance, the arboricultural evidence is considered sufficient to justify removal.

8. Appropriate replacement planting is considered necessary to mitigate the loss of amenity arising from the removal of the protected tree. The recommendation within the supporting report for replacement planting with a heavy standard *Quercus robur* is considered reasonable and appropriate.

RECOMMENDATION:

Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:

- | | |
|--------|---------------------------------|
| 1. TR2 | <i>Time limit, 2 years</i> |
| 2. TR7 | <i>Replanting (Single Tree)</i> |
| TINF1 | <i>Note to applicant.</i> |
| TINF2 | <i>Wildlife protection.</i> |

DELEGATED

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

Date.....29 Sep 26...