

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/26/0549: 22 Huffwood Trading Estate High Street Partridge Green**

REPRESENTATION AND CONSULTATION RESPONSES:

West Grinstead Parish Council has stated the following:

WGPC is satisfied overall with the very detailed report by the arboriculturist, but reluctant to lose any more of the protected oaks in the parish. However, if HDC Tree Officer agrees that the tree needs to be felled, then the Council have no objection.

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

ASSESSMENT:

1. The application relates to five identified trees (T001, T002, T005, T006 and T011) located within a landscaped belt at the trading estate. The application is supported by a Visual Tree Assessment (VTA) report. The constraint is TPO/0216 an Area Order served 14/11/1974.

2. The trees form part of a managed landscape strip and collectively contribute to local amenity through screening, softening of the built environment, and reinforcement of the site's visual character. Whilst they do not make a significant contribution to the wider landscape, they hold clear value within the immediate setting. The belt also provides a degree of visual containment within the estate and contributes to the continuity of tree cover across the locality.

3. Consent is sought for the following works:

- T001: Sectional removal to ground level
- T002: Crown reduction to previous reduction points and reshaping
- T005, T006, T011: Removal of deadwood exceeding 50mm diameter
- T011: Lateral reduction of approximately 2 metres overhanging the building, with ongoing monitoring

4. The removal of deadwood from T005, T006 and T011 is considered to represent sound arboricultural management. Selective pruning of significant deadwood reduces the risk of branch failure, whilst retaining the overall form and amenity contribution of the trees.

5. The proposed reduction of T002 to previous pruning points is acceptable in arboricultural terms. This approach aligns with cyclical maintenance and is unlikely to result in adverse effects on the long-term health or structural integrity of the tree.

6. In respect of T011, the proposed lateral reduction of approximately 2 metres towards the adjacent building is proportionate. The presence of dead sections within primary limbs justifies the intervention to reduce end weight and mitigate potential risk, whilst retaining the bulk of the trees primary structure.

7. The removal of T001 represents the most significant intervention within the application. The loss of this tree will result in a localised reduction in canopy cover and a break in continuity within the belt. However, the justification on arboricultural grounds is accepted. The tree exhibits extensive *Inonotus dryadeus* fruiting bodies around the stem base, indicative of significant decay and associated structural weakening. Given its proximity to seating areas and built structures, this presents an elevated level of risk, and removal is therefore considered justified. Subject to appropriate replacement planting, it is considered that the longer-term impact on amenity as a result of trees removal can be adequately mitigated.

8. The proposed works are broadly consistent with the principles set out in BS3998:2010 – Tree Work: Recommendations, which advocates proportionate intervention, retention of tree structure, and the application of good pruning practice. The submitted report confirms that works will be undertaken in accordance with this standard.

9. In determining this application, due regard has been given to the balance between the requirement for tree management and the amenity contribution of the protected trees. Most of the proposed works relate to maintenance and risk management and are not considered to result in a material adverse impact on the character of the site.

10. Notwithstanding the above, the removal of T001 will create a gap within the tree belt. In order to ensure the continuity of tree cover and the long-term succession of the belt, replacement planting is considered necessary and reasonable in accordance with standard arboricultural and planning practice.

11. Subject to appropriate replacement planting and compliance with good arboricultural standards, the proposed works are acceptable and will not give rise to harm to the character and amenity of the area.

RECOMMENDATION:

Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:

- | | |
|--------|-----------------------------------|
| 1. TR2 | <i>Time limit, 2 years</i> |
| 2. TR3 | <i>Treeworks limit (standard)</i> |
| 3. TR4 | <i>Surgery standards</i> |
| 4. 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.....12 Jun 26...