

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/26/0747: 11 Cape Copse, Rudgwick.**

REPRESENTATION AND CONSULTATION RESPONSES:

Rudgwick Parish Council has stated no objection to this proposal.

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

ASSESSMENT:

1. The trees that are the subject of this application are located within the curtilage and adjoining land of 11 Cape Copse, Rudgwick. The site is subject to statutory protection under TPO/0222 - Confirmed 15th April 1975 (Area Order). The trees in question represent part of the remnants of a historic large woodland previously situated to the south of the old railway line. The majority of the trees within the area covered by the order, and within the woodland as a whole, were removed prior to the residential development in the mid-1970s.

2. This application has arisen following an arboricultural assessment undertaken by Environmental Services (Ref: SA-253105, dated 09/06/2023), in relation to a subsidence insurance claim. The supporting documents identified that the subject property is experiencing differential foundation movement attributable to clay shrinkage subsidence exacerbated by moisture abstraction from nearby vegetation.

3. The application seeks consent for ground works and associated fibrous root pruning to T1 and T2 (Oak) and TG1 (Mixed Species Group: Hornbeam, Ivy, Holly, Ash and Hawthorn) in order to facilitate the installation of a root barrier. The submitted evidence demonstrates that the identified trees are within influencing distance of the property foundations and are considered to be contributing to the subsidence damage. The proposed works are therefore considered necessary to mitigate further structural damage and to facilitate long-term stability of the property.

4. It is acknowledged that excavation and root pruning works of this nature have the potential to impact upon tree health and amenity. However, the works are specified as fibrous root pruning and form part of a controlled engineering solution designed to retain the trees, rather than require their removal.

5. In this regard, the proposal represents a reasonable and proportionate approach which balances the need to address structural damage with the retention of protected trees. Subject to appropriate safeguards and adherence to arboricultural best practice, the works are considered acceptable.

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. TR5 | <i>Supervision</i> |
| TINF1 | <i>Note to applicant.</i> |
| TINF2 | <i>Wildlife protection.</i> |

DELEGATED

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

Date.....03 Jul 26...