

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1721	Case Officer:	Emma Rivett
Application Type:	Trees in a Conservation Area		
Proposal:	(T1) Red Oak - Fell. (T2) Red Oak - Fell. (T3) Ash - Fell		
Site:	Land At Corner Of Tanyard Lane And, Handcross Road, Staplefield, West Sussex, , , ,		
Validation Date	14 Jul 2026	Overall Expiry Date:	7 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	No Objection	Recommendation Date:	10 Aug 2026
Target Date:	25 Aug 2026	Recommending Officer Signature:	Emma Rivett

Date Legal Agreement Completed: (if applicable)		No of Representations:	2
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Signed and Agreed By:	Beth Howland-Smith	Date:	12 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1721

**Land At Corner Of Tanyard Lane And, Handcross Road, Staplefield, West Sussex, , ,
(T1) Red Oak - Fell. (T2) Red Oak - Fell. (T3) Ash - Fell
Mrs Sarah Abellan**

The proposed work is as described.

The two red oaks are near the road and have a significant amount of Ganoderma sp bracket fungi around the whole base of the stems. This is a decay fungus, and it is difficult to ascertain the extent of the decay without specialist equipment. Given that the fungi are present around the whole stem of both trees, it would be a sensible assumption that it has been present for several years. Records from previous applications support this and these trees have been previously crown reduced, due to the presence of this fungus. The target area is high with the village green being used regularly for activities, an adjacent footpath and the proximity to the main road, so the only safe option is to remove the trees. They would not be suitable candidates for TPO, due to the defects.

The ash is on the roadside and belongs to West Sussex County Council. The Applicant has been made aware of this and will contact them regarding permission to remove the tree. It is growing on the roadside opposite the church entrance and is in the latter stages of Ash Dieback Disease. It is also growing into some overhead cables. Felling this tree would be advisable to prevent an incident, should part or all of it fail, given its proximity to the road and public open area.

Whilst the two comments on the application have been noted, a Tree Report is not required for a TCA notification. Further, the difference of opinion from tree surgeons is not something that can be considered. As previously mentioned, without specialised equipment, it is not possible to ascertain the extent of the decay or to predict when this tree could fail. Assessment of the target and inevitability of the failure deems that the only safe course of action would be to fell these trees.

Further, the Council cannot request replacement planting to compensate the loss of trees in a Conservation Area, as would be possible if the trees were protected by TPO.

None of these trees would be suitable candidates for TPO.

No objection is recommended.

Decision: No Objection

Case Officer: Emma Rivett