

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0170	Case Officer:	Irene Fletcher
Application Type:	Tree Surgery		
Proposal:	3 x Limes - cut back to previous pollard points		
Site:	Land To The Front Of 18 And 19 Oldlands Avenue, Balcombe, Haywards Heath, West Sussex, RH17 6LY, , ,		
Validation Date	23 Jan 2026	Overall Expiry Date:	17 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Refusal	Recommendation Date:	10 Mar 2026
Target Date:	20 Mar 2026	Recommending Officer Signature:	Irene Fletcher

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Beth Howland-Smith	Date:	12 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0170

**Land To The Front Of 18 And 19 Oldlands Avenue, Balcombe, Haywards Heath, West Sussex,
RH17 6LY, ,**

**3 x Limes - cut back to previous pollard points
Susan And Patrick Horne**

Permission is sought for the works as described.

The trees are mature specimens and have consistently been maintained as pollards. They are part of a line of pollarded limes, fronting both sides of Oldlands Avenue. This section of the avenue also forms part of the Balcombe Conservation Area. The trees are an important feature.

There is some history to works on these trees. The parish council brought unauthorised works to trees, within Oldlands Avenue, to the attention of the tree officers. An investigation was carried out. An application, ref DM/25/0409, was submitted. However, at the site visit, it was discovered that the trees had already been pollarded. It is not possible to determine a retrospective tree application, therefore the application was withdrawn. This follows applications to pollard the trees in 2022, 2023 and 2024.

Following the unauthorised works, the applicant was contacted by the tree officer and advised that yearly pollarding of the trees was not appropriate, and this would usually be carried out on a 5 year rotation. They were also advised by email that ' Repeated, yearly pollarding is not necessary in terms of safety and it is likely to kill the trees ', due to inadequate photosynthetic material being retained, to provide energy to the tree. They were further advised, in a later email dated 9/4/25, that yearly pollarding was unlikely to be approved.

Following repeated, yearly pruning over recent years, the health of the trees will be in decline. A tree cannot repeatedly be pruned in this way without suffering harm, particularly trees of this age. Simply, there is an inadequate leaf supply to photosynthesise, and maintain the trees' life. It is considered that these trees require some time to recover and that some time should pass before the next pollarding, in order that they may benefit from some leaf cover, adequate to support their lives.

The owner will be advised, by way of an informative that they may apply again in 2029 for repollarding works.

Refusal is recommended.

Decision: Refusal

Case Officer: Irene Fletcher