



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	1 Stane Street Close, Codmore Hill, Pulborough
DESCRIPTION:	Erection of a detached two story, three bedroom dwelling within the curtilage of an existing residential property
REFERENCE:	DC-25-1776
RECOMMENDATION:	Advice / refusal

SUMMARY OF COMMENTS & RECOMMENDATION:

The proposal is for a new dwelling in close proximity to an off-site belt of trees of amenity value. The submitted information highlights that no engineering should be undertaken as proposed, unless an overriding justification exists and that viable measures are to be utilised to minimise impacts on the trees.

The application is not accompanied by an Arboricultural Impact Assessment in this respect.

The proposed proximity of the new structure will foreseeably be directly harmful to the trees and may compromise their future health. In addition the closer relationship created to a new habitable dwelling would be poor and thus liable to create additional future pressure to lop/fell the trees contrary to local plan policy.

MAIN COMMENTS:

The application site is bounded to the East by a section of highway verge that forms a relatively steep bank that drops down to the A29 below. Atop the bank is a line of trees, principally consisting of planted Norway maples.

This tree belt forms a significant visual landscape feature within the local landscape context from a number of viewpoints. They are an amenity planting for the benefit of the local area. Likely planted as part of the early 90's development of the estate.

The accompanying tree survey and constraints plan highlights that the trees are rooting within the subject property and that the minimum recommended root protection areas of the trees extend within the footprint of the proposed new building.

This type of engineering proposal that does not comply with the relevant design standard (BS5837 Trees in relation to design, demolition and construction – Recommendations) will foreseeably be harmful to the future health of the trees.

Some reference to potential specialist foundations is mooted within the accompanying planning statement. IME the planning and design of new structures within the recommended minimum rooting constraints of adjacent early mature trees is indicative that insufficient space exists and a poor tree/build relationship will be created.

Former management of the trees has consisted of the lopping back of tree branching where it would naturally overhang the property boundary. Installing a new habitable structure at relatively close proximity will only foreseeably increase pressures to lop/fell the trees in the future.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	26/11/25