



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Cotlands Paddock, Horsham Road, Cowfold
DESCRIPTION:	Use of land for the stationing of 4no. Static caravans for (Gypsy and Traveller) residential purposes and associated day rooms
REFERENCE:	DC-25-2079
RECOMMENDATION:	Advice / No Objection
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>Foreseeable impacts on trees within the rural setting will be restricted to indirect issues associated with new residential development and associated recreational pursuits/desires arising therefrom. Direct impacts can be controlled by condition. Please refer to the landscape team for an appropriate condition to control all potential hard landscape effects.</p>	
MAIN COMMENTS:	
<p>Following approval of the access improvements associated with application DC/25/0054 last year, the current proposals for further development of the field do not incur any additional foreseeable direct impacts on the trees either within the site or bounding the field edges, providing that services requirements are not trenched through the key rooting areas of the trees.</p> <p>This latter point is most likely an issue for the oak tree nearest the access point from the main road where options for services connection may be limited. I recommend stringent control by condition of this aspect of the developments requirements along with positioning of the waste water services and control of hard landscape desires for gates, piers and potentially harmful hard landscape elements.</p> <p>The submitted Tree Survey and Arboricultural Method Statement provides adequate detail of the trees present and protective measures that should be in place for the scale and positioning of development should you be minded to approve the application.</p> <p>The amenity areas of the units face NE and therefore future pressures for tree pruning/lopping associated with urbanisation of the countryside will not likely be required to improve sunlight to the plots.</p>	

ANY RECOMMENDED CONDITIONS:

Yes – standard conditions:

3.7 Pre-commencement Underground Services approval

3.8 Pre-commencement Tree Protection compliance INSERT "David Archer Associates Arboricultural Method Statement dated October 2025"

and **6.8 Arboricultural Method Statement compliance** INSERT ""David Archer Associates Arboricultural Method Statement dated October 2025"

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	28/01/26