



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of 6 Montpelier Cottages, Old London Road, Washington
DESCRIPTION:	Erection of 4no. 3-bedroom dwellings with associated car parking, private amenity space and acoustic fencing. Creation of an ecological buffer zone
REFERENCE:	DC-25-1480
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
No tree survey or arboricultural impact assessment has been submitted. The submitted plans do not give a realistic assessment of trees to viably be retained or of planting within/adjacent to garden spaces that will provide longer term visual amenity.	
MAIN COMMENTS:	
From my site observations there are two ash trees (one twin stemmed) on the Northern boundary of the plot. They are both affected to some extent by Ash dieback disease and have a limited safe useful life expectancy of less than 10 years in any event. They would not be appropriate for retention at such close proximity to new residential development either in terms of build process or longer term tree/build relationship. The adjacent plot also has outline permission for similar density of new residential use with projected build footprint within circa 2m of these trees stems. The adjacent plot has had an artificial soil bund constructed within relatively close proximity to the avenue of poplars planted alongside the adjacent A24 dual carriageway. These trees are not IMO appropriate for longer term retention betwixt a main arterial road and in close proximity to new residential development due to their species, size and condition. The Southern end tree in the avenue, closest to the NE corner of the subject plot, is the largest at approx. 25m in height. It has a significant structural weakness (included stem union) that will require remedial action to be taken when it is next surveyed by the appropriate land owner.	

Planting of trees in comparatively small terraced rear gardens is not a realistic way of achieving longer term soft landscape contribution. I recommend that a comprehensive approach to the future landscape setting of the site is taken at this juncture of the planning process. If vegetative screening from the A24 is a desired approach, a robust scheme of sustainable native species should be sought.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	15/10/25