



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Oakhurst Centre, West Chiltington Lane, Coneyhurst
DESCRIPTION:	Outline application for the demolition of existing buildings and erection of 9No self-build / custom build dwellings with all matters reserved.
REFERENCE:	DC-25-0486
RECOMMENDATION:	No Objection
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>Some bounding trees may be under future pressure for lopping /removal to enable reasonable natural daylight/sunlight levels to the habitable change of use proposed. Tree root protection measures are recommended for the young hedgerow oaks to the South.</p>	
MAIN COMMENTS:	
<p>No measured tree survey or AIA has been submitted.</p>	
<p>The site has no significant tree constraints present within it.</p>	
<p>A row of mature hedgerow trees of varying size/health/condition in the adjacent field to the South West will provide some shade to the proposed change of use and habitable areas, in particular in respect of the closest plot which has a relatively poor juxtaposition in this respect. The proposed relationship is likely to result in some resident pressures to fell/cut back vegetation and potentially denude the current level of boundary screening.</p>	
<p>More recent tree planting of the adjacent field to the South of the site may also be of longer term indirect impact in respect of natural light levels.</p>	
<p>It was evident from the submissions for development of the property last year that two of the off-site early mature hedgerow oak trees have recommended root protection areas that marginally encroach within the area of proposed development.</p>	
<p>If minded to approve, I recommend a standard tree protection condition (3.8) be utilised, as considered appropriate, to attempt to ensure that the key rooting areas of the boundary trees are effectively conserved from the development process and laying of new hardstanding in particular.</p>	

ANY RECOMMENDED CONDITIONS:	
Yes – Standard condition 3.8 Tree Protection	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	27/05/25