



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Delta, Shoreham Road, Small Dole
DESCRIPTION:	Permission in Principle for the demolition of existing buildings and erection of up to 9no. single storey dwellings.
REFERENCE:	DC-25-0849 - Delta, Shoreham Road, Small Dole
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

The mature and early mature trees make a positive contribution to the landscape setting.

If re-development of the plot with extension into the countryside beyond the built up boundary is deemed acceptable in other planning terms, landscape impact, in terms of the extent of viable tree retention and space for mitigation planting, would be dependent on actual layout.

MAIN COMMENTS:

Illustrative layout:

The illustrative layout would potentially enable the retention of the majority of the mature A and B grade trees present in and adjacent to the bounding hedgerows. However, insufficient information has been submitted to fairly assess extent of likely arboricultural impacts from the increased quantum of new residential development.

The extent of tree loss and associated visual impact to the landscape setting would ultimately be dependant upon the impact of proposed engineering (including services routing, hardstanding and foundations) on the minimum recommended root protection areas of the mature trees.

The trees make a positive contribution to the landscape setting. Views of the trees are currently limited to distant glimpses of tree crowns from the main road and in views from surrounding private property.

ANY RECOMMENDED CONDITIONS:

N/A	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	25/06/25