



Horsham  
District  
Council

## HORSHAM DISTRICT COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	Land Opposite Codmore Field House, Plot 3 Hill Farm Lane, Codmore Hill
<b>DESCRIPTION:</b>	Erection of 1no. detached self-build / custom-build dwelling
<b>REFERENCE:</b>	DC-25-0986
<b>RECOMMENDATION:</b>	Advice/No objection
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b>	
No significant arboricultural concerns	

**MAIN COMMENTS:**

The submitted tree survey and AIA appears a fair reflection of the species, size and position of trees present on and immediately adjacent to the plot.

I raise no objection to the proposed extent of direct tree loss associated with the development which comprises a mixture of planted incongruous cypress and spruce, outgrown willows and a small hawthorn of one sided form.

The roadside boundary either side of the access gate is comprised of outgrown hazel and hawthorn, remnants of an abandoned/unmanaged hedgerow. To achieve the access proposed and associated alterations to urbanise the road frontage in keeping with residential development to the East, the hazels are proposed to be re-coppiced and mixed landscape plantings undertaken. Most of the submitted new plant species proposed for the plot are native and others not. However, control of such landscaping akin to the surrounding countryside as opposed to in keeping with an extension to the urban envelop/within a new residential form of development would not be controllable in the medium term in any event.

The bounding property to the East has a good roadside oak tree (protected by TPO no. 1334). The minimum recommended Root Protection Area for this tree encroaches into the subject site. Tree protection measures have been put forward to attempt to control the development process from impacting upon the roots and rooting environment of the tree which would be acceptable in principle.

The draft AMS recognises the details/topics required within a more specific AMS to be prepared at condition discharge stage to include details of actual services routing and no-dig hardstanding specifications etc. when these issues have been decided upon.

**ANY RECOMMENDED CONDITIONS:**

**Yes – Standard conditions – 3.8 Pre-commencement Tree Protection installation – “**INSERT – Arbtech TPP 01**” dated April 2025;  
3.9 Arboricultural Method Statement required**

<b>NAME:</b>	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
<b>DEPARTMENT:</b>	STRATEGIC PLANNING - SPECIALISTS
<b>DATE:</b>	23/07/23