



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at 521816 122277 Eastlands Lane, Cowfold
DESCRIPTION:	Erection of 9no. dwellings with associated car parking spaces, detached carports, garages and landscaping
REFERENCE:	DC-26-0472
RECOMMENDATION:	Advice / No Objection
SUMMARY OF COMMENTS & RECOMMENDATION:	
The application is not accompanied by a supporting tree survey or AIA as the applicant has sought to remove potential tree constraints as part of the design process by providing a buffer to the red site lines of proposed new development in the two fields. No significant arboricultural concerns subject to control of development/tree protection by condition.	
MAIN COMMENTS:	
The two fields either side of Eastlands Lane subject of the application for housing are both bounded by mature trees. The Western field is bounded to the West by Eastlands Wood which is subject of a Tree Preservation Order (TPO/1520). The Eastern field has a pond with tree'd margins adjacent to the Eastern boundary. The trees and woodland are significant elements within the landscape that make a positive contribution to the setting. The provision of a buffer to the margins of the proposed development areas in both fields would ensure that direct impacts on bounding trees accord with industry standard recommendations in this respect for conserving the key rooting areas of the trees. Although no measured tree survey has been provided, its is observable that the footprint of new buildings and hardstandings are outside of a 15m buffer to the edge trees in the Eastlands woodland and that the 7m buffer to the East of the Eastern field development would sufficiently account for the recommended root protection areas of the trees	

beyond the field boundary, as well as ensuring very limited branch overhang of proposed garden amenity areas.

Semi natural native planting within the buffer zones would need to be designed to limit excavations within tree root protection areas of the individual trees of merit.

ANY RECOMMENDED CONDITIONS:

Yes – Standard condition 3.9 Arboricultural Method Statement and tree Protection Plan required

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	08/04/26