



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Bentons Cottage, Bentons Lane, Dial Post, West Sussex
DESCRIPTION:	Demolition works. Replacement of existing dwelling with detached chalet bungalow
REFERENCE:	DC/26/0465
RECOMMENDATION:	Advice/No Objection
SUMMARY OF COMMENTS & RECOMMENDATION:	
The veteran tree in the SW corner of the site is the only tree of significant landscape merit foreseeably potentially affected by the development. It will not be significantly directly impacted upon by a new dwelling footprint at the proximity proposed. The proximity of the tree within an area of existing domestic curtilage does not in this instance warrant a greater buffer requirement. In order to control future pressures associated with intensification of domestic use it is recommended to restrict future permitted development rights of this or similar development at the property.	

MAIN COMMENTS:

The property has a large mature oak in the SW corner of existing wider property curtilage. The tree is of a species, size and age that gives it veteran status within the planning realm.

It has a burred, sprouty stem with some fusion of the main branch structure. Its current vitality appears to be very good for its age and position within the property curtilage. It is visible from the adjacent PROW and publicly accessible land to the West.

Due to the oak's position within an existing property curtilage, I do not consider that it would be appropriate to require a buffer from new residential development (i.e. exclusion from a revised garden area or greater separation to new build footprint).

However, the capped minimum recommended root protection area for the tree is 15m radially. As a recognised irreplaceable habitat, it is important to consider how intensification of new residential development within the site may impact upon this key rooting area.

The tree is already used as a play feature, stairs and structures are attached to the stem and within the crown/branch structure. A domestic oil tank has been installed within close proximity to the stem.

The principal amenity area for the new dwelling would be of a reasonable size and to the North of the dwelling. The partitioning of the garden area and associated intensification of domestic use may place the area between the oak tree and the proposed dwelling under increased pressure for further recreational usages/permitted development rights that may have an impact on the roots/key rooting area of the tree.

Whilst reasonable garden maintenance/retention of a lawn within the area will not have foreseeable additional impact, it would in my view be advisable to restrict further permitted development rights by condition should you be minded to approve the application, to restrict the further development of the area with potentially damaging development for new structures etc.

ANY RECOMMENDED CONDITIONS:

Yes – if minded to approve – standard condition 6.8 for compliance with the submitted scheme of tree protection and associated arboricultural method statement – INSERT "submitted Arboricultural Method Statement and Tree Protection Plan drawing no. 413 Rev No. 2 by GC3 Ecology, dated February 2026"

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	15/04/26