From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 November 2025 19:02:37 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0949
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 09/11/2025 7:02 PM.

Application Summary

Address:	Land To The North West of 6 Princess Margaret Road Rudgwick West Sussex
Proposal:	Fell 3x Oak.
Case Officer:	Andrew Bush

Click for further information

Customer Details

Address:	6 Princess Margaret Road Rudgwick Nr Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	- Other
Comments:	I am the owner of 6 Princess Margaret Road, Rudgwick, and I am writing regarding the proposed Root Barrier Scheme relating to the three mature oak trees situated on the land to the northwest of my property. Having reviewed the proposal, I would like to raise the following concerns and questions for consideration before any decision is made: 1. Existing Structures and Services I have a log cabin directly beneath the largest oak tree, which was granted planning permission by Horsham District Council. The proposed trench for the root barrier would likely need to be dug

close to this structure. Additionally, a power supply cable runs underground between the cabin and the main house, again with council approval. Any excavation poses a significant risk to this service line.

2. Extent and Depth of Excavation

The trench required to install the root barrier system would likely need to follow the circumference of all three trees and could be as deep as three metres. Given the proximity of neighbouring properties, it is unclear how this could be achieved safely without encroaching beyond property boundaries.

3. Health and Safety Implications

It appears the barrier would protrude 1-2 inches above ground level to prevent surface root growth. This could create a trip hazard and therefore a health and safety concern for anyone using my garden. In addition, the use of mechanical excavators-likely necessary due to the size and spread of the root systems-could cause substantial ground disturbance and damage to surrounding gardens.

4. Effectiveness and Potential for Unintended Damage

While root barriers are designed to encourage downward root growth, research suggests that oak trees naturally spread their roots horizontally. This could redirect root growth towards neighbouring properties, potentially causing structural or drainage issues elsewhere.

5. Assessment of the Trees

I would like to know whether a site visit or arboricultural inspection has been carried out to properly assess the size, spread, and condition of the three oaks before recommending such a scheme. If this can happen I would very much like to be involved.

6. Proximity to Power Infrastructure

Within my garden stands a telegraph pole carrying electricity supplies to several nearby properties. The branches of the largest oak are within touching distance of this pole and the overhead lines, posing a further safety concern that should be taken into account.

7. Tree History and Site Context

When I purchased my property 29 years ago, these trees did not have Tree Preservation Orders (TPOs). At that time, the council offered the opportunity to purchase the trees, which I declined; shortly thereafter, the TPOs were placed on the trees. It seems the original development did not fully anticipate how large these oaks would grow or how their roots would impact surrounding clay soil and nearby foundations over time. Given the changing climate, including hotter, drier summers, the trees' roots now appear to be spreading further in search of moisture. The recent increase in acorn production suggests stress and potential decline.

8. Safety Concerns

Each winter, I have growing concerns about the potential for these large trees to cause severe damage or injury during high winds or storms, which are becoming increasingly frequent.

In light of the above, I would respectfully request that the council

reconsider the feasibility and safety of the proposed root barrier scheme. I am supportive of the trees being felled and replaced with new saplings in a more appropriate location, where they can thrive without posing risk to property or residents.
Thank you for considering my concerns. I would appreciate acknowledgement of this correspondence and clarification

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Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council