

From: Andrew.Clout <Andrew.Clout@horsham.gov.uk>
Sent: 10 June 2026 16:23:19 UTC+01:00
To: "Shazia Penne" <Shazia.Penne@horsham.gov.uk>
Cc: "Trees" <trees@horsham.gov.uk>
Subject: DC-26-0788 - 1 Stane Street Close, Codmore Hill, Pulborough

Hi Shazia,

The above re-application for a new dwelling has been validated with the same deficiency as the previous one (DC/25/1776) in terms of the lack a reasonable assessment of the impacts of the proposed development on the adjacent belt of trees, that are subject of a TPO (Ref: TPO/1614), by a competent arboriculturist.

HDC require an arboricultural impact assessment (AIA) from a competent arboriculturist for the application to be validated.

The submitted tree constraints plan recognises that the default position should be for no new engineered structures within the root protection areas of retained trees of merit and that if they are proposed due to an overriding justification this should be broached by the project arboriculturist. Reference is made within the design and access statement to use of specialist engineering however, there is no AIA/TPP that details what this would involve in terms of logistics or levels alterations. The piled above ground proposal of course can significantly raise the dwelling structure above the current ground level.

The largest tree (ref: T7) within the group of Norway maples subject of the TPO has had some damaging lopping undertaken to it in the past. It would not be supported for engineering for house foundations to be undertaken within its minimum recommended root protection area as not only is it contrary to the design standard recommendations, it would foreseeably have a negative impact on the future health of the tree which is likely already under a certain amount of stress.

In my view, a dwelling at the proximity proposed to the off-site trees would result in an unreasonable lack of daylight/sunlight for new residential development. Further increasing lopping pressures to reduce the size of the adjacent trees which would be further damaging to future tree health and the valuable planned landscape function provided by the Norway maples.

I recommend that if you are minded in other planning terms to approve this form of infill residential development at relatively close proximity to the off-site trees, that an AIA prepared by a competent arboriculturist is requested, as per our standard validation requirement in this respect.

The applicant should be advised that the AIA needs to conform to the recommendations of the relevant design standard BS5837:2012: Trees in relation to design, demolition and construction - Recommendations and include a tree protection plan. In this instance, due to the proposed form of engineering, I also request an arboricultural method statement be provided to show at this stage of the planning process how such engineering would safeguard the protected trees.

Thanks and regards

Andy

Andrew Clout

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