Joshua.Lee

From: Andrew.Clout
Sent: 26 March 2025 15:29
To: Joshua.Lee
Cc: Trees; Elly.Hazael
Subject: RE: DC/25/0054 Cotlands Paddock, Horsham Road, Cowfold

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Josh,

The tree survey is in accordance with my observations, however the AIA suggests the mature roadside oak trees (T4 and 5) are rooting beneath the adjacent A281 highway (which they are not). The minimum recommended root protection areas (RPA's) for trees should be shown as off-set almost entirely within the site.

In my view, the earlier approval for the existing stables (DC/040217) should have taken account of the foreseeable impacts of development on these trees. Unfortunately there was no arb. input and thus the existing foundations, hardstanding and former development process (ground compaction, services trenching etc.) will have had the greater impact on their longer term health (due to closer proximity) than what is currently proposed.

My principal tree health concern with the current application is the foreseeable desires to upgrade current extent/type of hardstanding and access way and likely as with the recently planted laurel hedging start to add more suburban features (tarmac, gates, piers, security, improved sight lines etc.) likely requiring excavations and ground compaction potentially further harmful to the trees existence.

In the current circumstances, as there is a type 1 MOT access and drive already in existence and the plans do not propose any change to it, it may likely not be considered reasonable to take this matter further at this stage of process?

However, I would prefer a comprehensive, conditionable landscaping plan at this juncture of the planning process that shows all hard and soft landscaping associated with the development.

Therefore, if minded to approve on basis of the current submissions, I recommend a tree protection compliance condition (standard condition 3.8 amended to include reference to submitted David Archer plan and AMS) and a comprehensive requirement for pre-commencement details of all proposed hard and soft landscaping to be agreed prior to commencement (standard condition 5.4?). Having read the Landscape teams comments, please ensure that Elly is happy with this approach.

Regards

Andy

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From: Joshua.Lee <Joshua.Lee@horsham.gov.uk>
Sent: 26 March 2025 14:03
To: Andrew.Clout <Andrew.Clout@horsham.gov.uk>
Subject: DC/25/0054 Cotlands Paddock, Horsham Road, Cowfold

Hi Andy,

Regarding the AIA/AMS recently submitted to DC/25/0054, do you reckon everything's okay with the proposal's impact to trees?

Thank you,
Josh

Joshua Lee
Graduate Planner (Work Experience)

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