

Rye House
Hollands Lane
Henfield
West Sussex
BN5 9QY

PLEASE reference this letter on the website as: 'RYE HOUSE 5 - TREES'

Ms. Amanda Wilkes, Planning Officer
Horsham District Council
Park North
North Street
Horsham
West Sussex
RH12 1RL

5th June 2023

Dear Ms. Wilkes

Re: Sandgate Nursery, West End Lane, Henfield, West Sussex BN5 9RD
Reference DC/23/0189
Outline application for erection of a continuing care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 starter homes (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).

We write as owner and occupier of Rye House, Hollands Lane, a 9 acre property directly adjacent to the Sandgate site and separated only by the unmade-up section of Hollands Lane, some 50 yards west of the junction with Hollands Road. The proposed development site is less than 20 feet from our boundary.

We strongly oppose this application on the following grounds, or with the following comments.

Trees

Whilst we acknowledge that the applicant has submitted an Arboricultural Report by Viking Tree Services, we note that there is no mention of a Veteran Oak on Rye House land, which should have been considered in this report, as it has been in previous planning applications for this site. For ease of reference and for identification, we point to the tree ref no. contained in the Arboricultural Report produced by Crown Consultants dated 23/1/15, and accompanying plans, submitted with the 2015 application DC/15/0412.

T33 Oak on Rye House Land.

This tree may be correctly defined as an Ancient Tree and also as a Veteran Tree. The tree is of significant and historical importance since it dates probably to the mid-17th century, around 1650. The Root Protection Area (RPA) for this tree extends some 9 metres into the proposed construction site (total RPA 26m x 26m). The foundations and particularly the drainage of the proposed housing on the southern edge of the site is sure to impact on the RPA of this tree. The Crown report correctly lists this tree as category A in the 'Retention' category and 'High' under the 'Amenity Value' category and, as such, full consideration must be given to its protection and root structure.

We also note that a number of trees on the northern boundary of the site have very recently been felled, though since they are now gone, we are unable to comment on what would have been their amenity value!

Yours sincerely
Kim Dyas, For the Dyas Family