



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Coopers Nursery, Woodside Lodge, Picts Lane, Cowfold
DESCRIPTION:	Demolition of existing dwelling and machinery store, and erection of a single storey replacement (self-build) dwelling
REFERENCE:	DC-26-0220
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
No significant arboricultural concerns subject to conditions to control process and specifications of any underground utility or hardstanding upgrades/replacement.	
MAIN COMMENTS:	
The arboricultural implications of the development as shown are principally restricted to the direct loss of a group of relatively young willow and some early mature spruce trees to give separation to retained trees and enable an enlarged build footprint to the West.	
Indirect impacts may include potential cessation of further use of the plantation for tree cropping following harvesting of the current stock of Xmas trees to retain good daylight/sunlight levels to the dwelling and its amenity areas.	
The current extent/make up of access hardstanding and driveway will likely be desired to be upgraded. The oak tree at the entrance to the site, one of the key features of the rural lane, may have its key rooting area further compromised by engineering works in this respect.	
Dependant on other landscape requirements, without additional detail at this stage of the planning process an all encompassing hard and soft landscape condition requiring formal approval prior to commencement (as opposed to occupation) may also be prudent to control specifications for foreseeable desires to upgrade access and provide gates and boundary demarcations etc.	
The submitted tree report has no specific knowledge of where or what services will be required or need to be replaced. Standard condition 3.7 Services may be prudent also, if minded to approve.	

ANY RECOMMENDED CONDITIONS:

Yes – Standard conditions - **3.8 Tree protection compliance** – INSERT “Barry Holdsworth Tree Protection Plan Drawing No. Sht2 dated January 2026”

6.8 AMS compliance – INSERT – “Barry Holdsworth Arboricultural Method Statement and Tree Protection Plan dated January 2026”.

See above re: additional considerations

NAME:

ANDY CLOUT – ASST. ARBORICULTURAL OFFICER

DEPARTMENT:

STRATEGIC PLANNING - SPECIALISTS

DATE:

11/03/26