



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	1 Byne Close, Storrington
DESCRIPTION:	Demolition of existing bungalow. Erection of a replacement dwelling, double garage with associated landscaping and creation of driveway
REFERENCE:	DC-26-0028
RECOMMENDATION:	Advice /Objection / Withdrawal / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
The development proposal involves the loss of three mature Scots pine trees and potential detriment to two further pine trees which form a cohesive group that makes a valuable contribution to the character of the main thoroughfare/Eastern entrance to the village streetscene and Storrington Conservation Area. The development does not accord with requirement to conserve landscape features including trees that make a positive contribution to public amenity. The re-development of the site to provide a dwelling and associated amenity space for modern living can be made without detriment to the bounding trees. I recommend that the application be withdrawn and that a re-design is sought that respects the bounding tree groups and integrates them without detrimental impact in accordance with the recommendations of the design standard BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. Otherwise I recommend refusal on grounds of loss of mature trees of good public visual amenity value and with respective negative impact to the character of the Storrington Conservation Area.	
MAIN COMMENTS:	
Advice on the potential re-development of the property was given in respect of PE/25/0087 in July 2025. This was duly fed back to the property owner by the Development Management team in their holistic pre-development guidance.	

Following this feedback, a tree survey was undertaken in September 2025. This survey is included within the submissions for re-development.

However, the design for re-development of the property that has subsequently been submitted has not been appropriately informed by the tree survey.

The report recognised that the 5 Scots pine trees situated on or within the South Eastern boundary of the property were the principal arboricultural features of the site. All 5 trees are identified as B grade trees worthy of consideration for retention and as constraints on potential re-development.

These trees are recognised within the report to have a cohesive crown form due to their proximity to one another. The trees make a valuable positive contribution to the streetscene on the edge of the Conservation area due to their species, age, size and collective form. Their landscape value is principally due to their collective visual impact as a cohesive group.

The report states in specific reference to the aforementioned Scots pines that they "should be treated as the most valuable trees within the context of a proposed re-development of the site. Consequently, all reasonable efforts have been made to ensure their safe retention, protection and integration into the development proposals".

All three of the trees within the plot curtilage (only two are referenced within the conflicting planning statement) are proposed for removal. The report recognises that this will have an adverse impact on the character and appearance of the site.

The two remaining trees are situated on a WSCC road verge, external to the plot boundary. Both these trees have viable rooting restricted by both the engineered highway constructions and services installations that have been implemented along Manley's Hill (A283) to the South and Byne Close to the East. In addition, the rooting of the tree situated closest to the plot boundary will likely have had rooting restricted by existing structures/hardstanding on the property. Both trees have minimum recommended root protection areas (RPA's) that need to be off-set further into the site than recognised within the report and would foreseeably in my view suffer root damage/disturbance at the proposed proximity of new development.

Reasonable space exists on the property for a re-design to retain the recognised landscape features of merit and provide a development in keeping with the character and appearance of this area. There does not appear to be an overriding justification to veer from the recommendations of the relevant design standard (BS5837) in taking the submitted approach to re-development of the plot.

I recommend that the application be withdrawn or refused as appropriate on grounds of loss of mature trees of significant landscape value and detriment to the character of the Storrington Conservation Area.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

ANDY CLOUT – ASST. ARBORICULTURAL OFFICER

DEPARTMENT:

STRATEGIC PLANNING - SPECIALISTS

DATE:	11/02/26
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