# HORSHAM DISTRICT COUNCIL CONSULTATION

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| **TO:** | Horsham District Council – Planning Dept |
| **LOCATION:** | The Doubles, Lordings Lane, West Chiltington |
| **DESCRIPTION:** | Construction of detached dwelling with attached garage |
| **REFERENCE:** | DC-25-1010 |
| **RECOMMENDATION:** | Advice |

**SUMMARY OF COMMENTS & RECOMMENDATION:**

The proposed relationship of new development to the remaining trees around the site boundaries is relatively poor and will foreseeably result in future pressures to remove trees and/or maintain size. However, the build could be done respecting minimum recommended root protection areas of the trees. Conditions to control process are recommended if minded to approve.

**MAIN COMMENTS:**

The site appears to have become somewhat denuded of trees over the past 5 – 10 years.

The remaining trees within the site and close to the SW boundary make a positive contribution to the verdant, mature character of the area.

The relationship of remaining, retained mature trees to the proposed new dwelling and associated condensed amenity area is relatively tight and will foreseeably place future pressure on the trees for lopping/removal due to issues of recreational pressures/nuisance and shade etc.

However, there is minimally sufficient space to build the house and associated earth retaining structures/hard landscaping and still protect the trees from direct harm to their key root protection areas.

The submitted AIA recognises that some crown pruning of the nearest oak to the North will be required to enable scaffold erection and construction.

The position of the mature off-site oak to the SW will be a significant constraint on direct light to the property during the mid afternoon which creates pressure to lop/remove in the short to medium term, post habitation.

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| **ANY RECOMMENDED CONDITIONS:**<br><br>Yes – Standard conditions – **3.8 Tree protection compliance INSERT "MDJ Arboricultural Consultancy Ltd TPP drawing no. MDJAC – BS25133-TPP-01" and 3.9 Arboricultural method statement requirement.** | |
| **NAME:** | ANDY CLOUT – ASST. ARBORICULTURAL OFFICER |
| **DEPARTMENT:** | STRATEGIC PLANNING - SPECIALISTS |
| **DATE:** | 24/09/25 |