

[REDACTED]

From: [REDACTED]
Sent: 02 June 2026 17:01
To: [REDACTED]
Cc: Trees
Subject: DC-26-0158 - Nash Manor, Lower Nash, Nutbourne Lane, Nutbourne

Hi Bethan,

The latest information submitted in respect of the constraints to planning on the site confirm that the applicants agents and arboriculturist concur that the ash coppice is of veteran status.

Based on the applicants arboriculturist's (SJA Trees) measurements of the current three stems arising from the stool, (I have no reason to doubt them) as opposed to a single stem measurement, the NPPF recommendation is that there should not be a change of land use to residential garden area within a minimum 13m buffer to the tree.

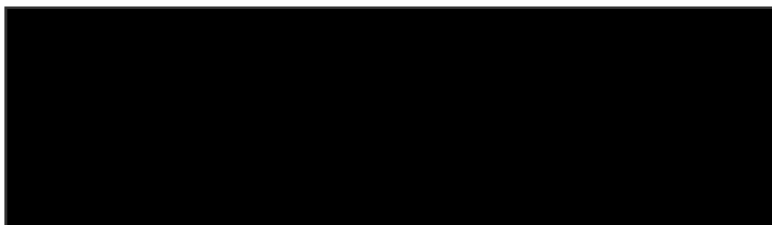
The amended plans indicate that the proposed flank elevation of the house has moved to accommodate the buffer however, space immediately adjacent for services installations and domestic curtilage are shown within the buffer.

In order to comply with the minimum recommendations for the veteran tree buffer and thus enable the planning desires to accord with the ethos of the NPPF in conserving irreplaceable habitat, a plan for residential site development would need to show that the curtilage of the new dwelling is realistically excluded from the 13m buffer for the tree and that this can be appropriately latterly controlled by the plans condition, should you be minded to approve in other planning respects.

If you receive plans to your satisfaction in this respect, conditions to control potential development harm to the tree would be required and potentially a TPO should be made. Please let us know in due course.

Regards

Andy



From: Andrew.Clout
Sent: 22 April 2026 12:18
To: Bethan.Tinning <Bethan.Tinning@horsham.gov.uk>
Cc: Trees <trees@horsham.gov.uk>; Linsey.King <Linsey.King@horsham.gov.uk>
Subject: RE: DC-26-0158 - Nash Manor, Lower Nash, Nutbourne Lane, Nutbourne

Hi Bethan,

From the forwarded photos I would consider that the ash tree is of an age and condition that would be of veteran status.

Therefore, theoretically it would be a constraint on any new residential development within the current site context/usage.

Whilst the photos appear to indicate that its condition would make its remaining stem retention within the current site context of only short term viability, as I intimated in my initial response, its retention as a dead tree/old coppice stool has potential significant ecological value. This is ultimately what the NPPF is seeking to achieve by restricting new residential development, to protect irreplaceable habitat.

Although severely declining in health and with recommended tree root protection area that is constrained somewhat by existing structures and land contouring, the NPPF guidance is clear that there should be a buffer zone of minimally 15m to veteran trees that excludes both houses and garden areas.

If the applicant does not concur that the tree is of veteran status and wishes to pursue an application for this or similar development, I recommend that they provide a detailed ecological impact assessment at this stage of the planning process, as highlighted in section 3.16 of their submitted preliminary ecological assessment.

Regards

Andy

Andrew Clout

Assistant Arboricultural Officer (Tues and Weds only)
Specialists Team - Strategic Planning

Telephone: 01403 215524

Email: Andrew.Clout@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Bethan.Tinning <Bethan.Tinning@horsham.gov.uk>
Sent: 21 April 2026 09:14
To: Andrew.Clout <Andrew.Clout@horsham.gov.uk>
Subject: DC-26-0158 - Nash Manor, Lower Nash, Nutbourne Lane, Nutbourne

Hi Andy,

Hope you are well.

Please could you let me know if you have any additional comments following receipt of this information, as the applicant is keen to progress the application and this is the only outstanding matter.

Kind regards,
Bethan

Bethan Tinning

Planning Officer

Telephone: 01403 215429

Email: Bethan.Tinning@horsham.gov.uk



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From: Bethan.Tinning

Sent: 10 April 2026 11:20

To: Andrew.Clout <Andrew.Clout@horsham.gov.uk>

Subject: RE: DC-26-0158 - Nash Manor, Lower Nash, Nutbourne Lane, Nutbourne

Hi Andy,

I did visit the site during the previous application, so I don't feel a further visit is necessary.

I asked the Agent to provide some photographs of the ash tree. Please see attached. They advised that the tree has been progressively dying back over a number of years. They have been carefully managing it by removing dead sections and reducing weight where necessary. The base of the tree also appears to have suffered fire damage at some point in the past and is now hollowed. But despite this, the tree continues to leaf, and they are keen to retain it for as long as possible.

If you have any further comments on the application, please let me know.

Kind regards,
Bethan

Bethan Tinning

Planning Officer

Telephone: 01403 215429

Email: Bethan.Tinning@horsham.gov.uk



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From: Andrew.Clout <Andrew.Clout@horsham.gov.uk>

Sent: 07 April 2026 12:06

To: Bethan.Tinning <Bethan.Tinning@horsham.gov.uk>

Subject: RE: DC-26-0158 - Nash Manor, Lower Nash, Nutbourne Lane, Nutbourne

Hi Bethan,

No, not intending to visit unless you are unable to as part of your own assessment or your own photos show the tree to be worthy of further investigation.

Regards

Andy

Andrew Clout

Assistant Arboricultural Officer (Tues and Weds only)

Specialists Team - Strategic Planning

Telephone: 01403 215524

Email: Andrew.Clout@horsham.gov.uk



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From: Bethan.Tinning <Bethan.Tinning@horsham.gov.uk>

Sent: 07 April 2026 09:32

To: Andrew.Clout <Andrew.Clout@horsham.gov.uk>

Subject: RE: DC-26-0158 - Nash Manor, Lower Nash, Nutbourne Lane, Nutbourne

Hi Andy,

Hope you had a nice Bank Holiday weekend.

I haven't been able to get out to this site yet to get a photo of the tree for you. Have you been able to visit the site yet?

Many thanks,
Bethan

Bethan Tinning

Planning Officer

Telephone: 01403 215429

Email: Bethan.Tinning@horsham.gov.uk





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From: Bethan.Tinning

Sent: 18 March 2026 12:32

To: Andrew.Clout <Andrew.Clout@horsham.gov.uk>

Subject: RE: DC-26-0158 - Nash Manor, Lower Nash, Nutbourne Lane, Nutbourne

Thank you Andy.

If I'm able to get out to the site before you return, I'll take some photographs of the tree and send them over to you.

Thanks

Bethan

Bethan Tinning

Planning Officer

Telephone: 01403 215429

Email: Bethan.Tinning@horsham.gov.uk



**Horsham
District
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From: Andrew.Clout <Andrew.Clout@horsham.gov.uk>

Sent: 18 March 2026 11:50

To: Bethan.Tinning <Bethan.Tinning@horsham.gov.uk>

Cc: Trees <trees@horsham.gov.uk>

Subject: DC-26-0158 - Nash Manor, Lower Nash, Nutbourne Lane, Nutbourne

Hi Bethan,

The trees team have been consulted on the above application for demolition of agricultural barns and the erection of a 3no. Bedroom dwelling with the retention of existing access arrangements, parking and landscaping.

The application is accompanied by a tree report (seemingly not undertaken by an arboriculturist) that fails to accurately describe the old ash coppice to the rear of the building.

The tree is of significant size and age and potentially of veteran status that would be a constraint on site development whether alive or dead. The condition of the tree is highlighted as a cause for concern in respect of its short term retention, yet historic tree works mean it currently does not pose a threat within the existing site context. The tree's status also affects the BNG statement/calculation. I will not be able to arrange access to assess the tree in more detail before the end of the month. Please take some photos of the tree when visiting the site and I will endeavour, as necessary, to visit the site on my return from leave and provide an update.

Thanks and regards

Andy

Andrew Clout

Assistant Arboricultural Officer (Tues and Weds only)
Specialists Team - Strategic Planning

Telephone: 01403 215524

Email: Andrew.Clout@horsham.gov.uk



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