

CONSERVATION AREA NOTIFICATION

ASSESSMENT SHEET

APPLICATION NO: **CA/26/0095: Milestone House 86 Hurst Road Horsham**

REPRESENTATION AND CONSULTATION RESPONSES:

Horsham Town Council has indicated their intention to support the notifications and have provide the following comments:

“Horsham Town Council Planning Committee considered the application and resolved to support the application with the comment that surgery and thinning could be considered as an option and if felling is considered the best approach then an appropriate replacement tree could be planted to retain biodiversity on the site.”

A single representation from a neighbouring property they have provide the following comments:

“The plans appear to omit various trees along the boundary with Pinehurst which include silver birch and walnut tree and therefore the intention is unclear”

ASSESSMENT:

1. The two Silver Birch trees subject to this Section 211 notification are located to the front of the property and occupy a prominent position within the street scene. The notification seeks consent for their removal to open up the site frontage, improve security and natural surveillance, and allow the historic building to become more prominent within the Conservation Area.

2. The trees are highly visible from the adjoining public highway and from a number of public vantage points within the surrounding area. Their size, form and position make them an established and attractive feature within the street scene, contributing positively to the character and appearance of the Conservation Area.

3. Both trees are mature specimens that appear to be in good physiological and structural condition. They provide considerable public amenity value through their visual prominence, seasonal interest and contribution to the verdant character of the locality.

4. It is acknowledged that the removal of the trees would increase visibility of the building frontage and allow the architectural features of the property to become more apparent within the street scene. However, it is considered that the contribution made by the trees to the character and appearance of the Conservation Area is substantial and that their loss would result in a noticeable reduction in visual amenity.

5. Whilst the notification is supported by proposed landscaping works, these are not considered sufficient to mitigate the loss of two mature and prominent trees. Any replacement planting would take several years to establish and provide a comparable contribution to the landscape, during which time the impact on the street scene and Conservation Area would remain evident.

6. Having regard to the trees' visibility, condition, life expectancy and significant contribution to public amenity, they are considered to merit formal protection. As such, it is considered that their removal would have a material adverse impact on the character and appearance of the Conservation Area and that it is expedient in the interests of amenity to make a Tree Preservation Order to secure their long-term retention.

RECOMMENDATION:

Objection to notification and it is recommended that a Tree Preservation Order be served to secure their long-term retention.

Authorising Officer sign.....ANBU.....**Arboricultural Officer (Strategic Planning)**

Date.....16 Sep 26.....