



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land to the South of Lynwick Street, Rudgwick
DESCRIPTION:	Permission in Principle for the erection of 2 - 4 dwellings along with open space, landscaping, parking and access from Lynwick Street
REFERENCE:	DC-26-0509
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
There are mature tree and woodland features within, adjacent and abutting the site that will be arboricultural constraints on the positioning of both a road access for urban development and in terms of wider landscape conservation and enhancement. Due to the constraint posed by the adopted engineered highway to the North, design of mature tree root protection areas will need to take account of the need for off-setting of key rooting areas. This would potentially have a significant constraint on the positioning/feasibility of excavations for new designed hard landscaping for a new road access.	
MAIN COMMENTS:	
The site is bounded on three sides by mature trees and woodland. A deer fence along the remaining Eastern boundary demarcates the extensive residential curtilage of an adjacent dwelling (The Old Vicarage) with ornamental tree planting within it. Along the roadside are a number of mature oak trees that make a positive contribution to the landscape character. Some of these trees are subject of Tree Preservation Order No. 0324. There are some protected oak trees within the blue site line and others on the boundary bank that appear likely to be within WSCC highways administration or potentially on a thin strip of unregistered land betwixt the two land parcels. The oak tree within private ownership to the East of the gated access to the field is exhibiting significant veteran tree features. The majority of the blue site line (Western half of the site) incorporates a large section of secondary woodland containing some older deciduous trees amongst primarily sycamore and ash colonisation. The streamside vegetation is more typical of long-	

standing woodland species associated with the clay soil. The woodland provides good landscape connectivity to the Ancient Woodland (AW) to the South.

The NE tip of the Greathouse Hanger AW, that clothes the banks of the Arun feeder stream, abuts this woodland. It is situated circa 65m SE of the red site line proposed. This would be an appropriate buffer in this respect in terms of its relationship to designed urban residential development.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	08/04/26