



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Sussex Topiary, Naldretts Lane, Rudgwick
DESCRIPTION:	Permission in principle for the erection of up to 9no. self-build park homes
REFERENCE:	DC-26-0271
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
The field could accommodate new development of the scale proposed without significant detriment to bounding arboricultural features, subject to standard considerations in the design and layout of such development that takes due account of the measured constraint posed by the trees of merit. Current schematic layout takes little account of tree constraints and proposes new extents of hard landscaping unlikely to accord with the minimum recommendations of the design standard BS5837:2012 Trees in relation to design, demolition and construction – Recommendations in this respect.	
MAIN COMMENTS:	
The field has a belt of relatively young trees and understorey (principally deciduous) immediately adjacent to Naldretts Lane that currently gives a reasonable level of screening privacy. The belt of mature trees along the Eastern boundary are likely the principal arboricultural constraints on the development of the plot. A mix of principally oak and ash that have landscape significance within the wider setting. The belt of tall Cypress hedging along the S boundary casts significant shade. Having the communal amenity area adjacent as schematically shown would be preferable to proposing dwellings and principal amenity areas at similar proximity. In any event, it is likely development of the field would result in removal/severe lopping of these trees to contain their size in the short to medium term post development.	
ANY RECOMMENDED CONDITIONS:	

N/A	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	04/03/26