Horsham District Council

Glynn Edwards
Timbers
Monkmead Lane
West Chiltington
West Sussex
RH20 2PF

Application Number: DC/26/1295

TOWN & COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

On behalf of:

In pursuance of their powers under the above-mentioned Regulations the Council hereby notify you that they PERMIT the following development, that is to say:

Surgery x 2 Oak

Timbers Monkmead Lane West Chiltington West Sussex

to be carried out in accordance with Plan and Application No. DC/26/1295 submitted to the Council on 12/08/2026 subject to compliance with the conditions specified hereunder.

Catherine Howe
Head of Strategic Planning

Date: 16/10/2026

1 The tree work to which this consent relates shall be carried out within two calendar years of the date of this consent.

Reason: To enable the Local Planning Authority to review the need for the works in the event of this consent not being implemented.

2 The tree work to which this consent relates shall be limited to:

- T4 Oak: Reduce the low lateral branches extending over the parking area of Maple lea and those extending towards the adjacent property by pruning back to previous reduction points, removing up to approximately 1.0-1.5 metres of growth where required. In addition, reduce the southern lateral branch extending above the overhead power line by up to 1.0 metre to achieve an appropriate clearance from the utility apparatus. All pruning works shall be undertaken to suitable growth points and carried out so as to retain the tree's natural form, physiological condition and overall amenity value.

- T7 Oak: reduce the eastern side of the crown by up to 2.5 metres and crown reduce the remainder of the crown laterally and in height by up to 2.0 metres, by trimming branches to suitable growth points, to achieve a well-balanced crown whilst maintaining the tree's natural form and overall amenity value. The upper extent of the eastern reduction shall be feathered into the retained crown to maintain a natural crown line.

Reason: for the avoidance of doubt

3 The surgery to which this consent relates shall be carried out in accordance with BS 3998 'Recommendations for Tree Work' (2010). Where applicable, retained side shoots intended to form the new dominant shoot must be at least 30% of the diameter of the parent branch.

Reason: To ensure that the surgery is carried out in accordance with best arboricultural practice.

Note to Applicant
The applicant is strongly advised to ensure that the contractor carrying out the work is made aware of the above conditions. Should the works carried out exceed that which is permitted then it may be open to the Local Planning Authority to take prosecution action against any person who has caused or permitted this. If the applicant is unclear about any aspect of the specification for works, they are strongly advised to contact the Council's Arboricultural Officer on 01403 215515 prior to the commencement of the works.

Note to Applicant
The applicants attention is drawn to the provisions of both the Wildlife and Countryside Act 1981, and the Countryside & Rights of Way Act 2000. Under the 2000 Act, it is an offence both to intentionally or recklessly destroy a bat roost, regardless of whether the bat is in the roost at the time of inspection. All trees should therefore be thoroughly checked for the existence of bat roosts prior to any works taking place. If in doubt, the applicant is advised to contact the Bat Conservation Trust at Quadrant House, 250 Kennington Lane, London, SE11 5RD. Details: Tel: 0345 1300 228; E-mail: enquiries@bats.org.uk

ADDITIONAL INFORMATION

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Right of Appeal
If you are aggrieved by the decision to refuse permission for the proposed works or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

You must appeal within 28 days of the date of the decision notice for an application for works to trees subject to a tree preservation order.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or on-line at www.gov.uk/planning-inspectorate.