Jacques.Burrowes

From: Andrew.Clout
Sent: 28 October 2026 15:01
To: Jacques.Burrowes
Cc: Trees
Subject: DC-26-1590 - Spinneys, Heathfield Copse, West Chiltington

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Hi Jacques,

The Trees team have been consulted on the above application for erection of 1 no chalet style dwelling and new vehicle access from Heathfield Copse.

It Is not accompanied by a tree survey and AIA.

The D & A statement refers to Local Plan policy for the presumption in favour of the retention of important landscape features such as trees and states no harm will be caused to important trees. Unfortunately the mature oak tree that is shown in the D & A statement photographs accompanying the application has been relatively recently felled. As the tree was formerly (at least upto 2004) in the ownership of the donor house for the Heathfield Copse development (Heathfield House), it is unlikely to have formerly been considered at threat from further development when it was retained as a key feature of the entrance to the Copse development. The stump remains.

There are some remaining topped/disfigured birch trees and four stems of remnant outgrown beech hedging plants within the plot. These trees do not pose a significant constraint on future development of the land holdings involved, subject to mitigation planting in keeping with the surrounding landscape setting. IME the available amenity area space proposed for the dwelling means that they will unlikely be desired for longer term retention in any event.

The Area Tree Preservation Order affecting the adjacent properties to the South (Ref: TPO/0193) has no trees in close proximity to the boundary that would foreseeably be affected.

If minded to approve, I recommend that any landscape scheme required to ameliorate the development in to the setting is cognisant of the pre-emptive tree removal undertaken.

Regards

Andy

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