From: Andrew.Clout[redacted]
Sent: 11 November 2026 15:17
To: Alice.Johnson[redacted]
Cc: Trees [redacted]; Ines.Watson [redacted]
Subject: DC/26/0913, Land East of Oaklands - OBJECTION maintained

Hi Alice,

Apologies for the delay in getting back to you, I was away on leave last week and Trees had a deadline for response as today.

Unsurprisingly, the points I highlighted have brought a critical appraisal of my (as opposed to the submitted tree survey and AIA) synopsis of the demerits of the application.

I remain of the view, as stated in my consult response, that the roadside oak tree is of mature landscape significance to the main thoroughfare/streetscene and that it can be reasonably retained as an important public amenity into the future, within an otherwise denuded soft landscape setting.

The justification for Its removal (in this case creating a new road access for housing development) would only override the mature landscape significance/amenity value of the tree if on planning balance alternative options for access had been considered and rejected for genuine good reason and there was an overriding need to enable the provision of new housing utilising the desired access point. It is worthwhile recognising that the amenity value of trees and their importance in terms of landscape conservation is vested with the District Council for this type of planning/development scenario and not the Highways Authority whom would also have to apply to remove a tree subject of a District Council TPO on land within their administration.

Therefore, if minded to refuse the application on the basis of other planning factors, such as the inappropriate location of the proposed housing, then an additional reason for refusal in respect of the negative landscape impact incurred by the loss of the mature oak tree subject of a Tree Preservation Order would be reasonable.

If on balance it is considered acceptable to acknowledge the negative impact of the tree loss within a report for approval of the development, then the landscape team would accordingly be able to give advice on both the realistic viability and most appropriate form and location of mitigation planting within the application site. Of course, the number and size of replacement trees mooted in the report by SJA trees requires a significant amount of space if trees of similar size and stature are to be successfully established and grown on to maturity within an urban setting with its associated challenges and pressures in this respect.

The confirmation that the applicant now recognises the veteran status of the oak tree in the Southern sector of the site ensures that any future reserved matters layout would be able to take account of the constraint that the NPPF recommends in this respect.

Regards

Andy

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Horsham District Council