



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Thistledown Cottage, Harbolets Road, West Chiltington
DESCRIPTION:	Demolition of existing buildings and erection of 2 No. 3-bedroom detached dwellings and associated landscaping works
REFERENCE:	DC-26-0943
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
The development involves expansion of the urban envelope into an area of former long established woodland that has been denuded by late 20th Century habitation of the parent property. Further mature tree loss would be anticipated if additional residential development is permitted, due to the reasonable desires/requirements associated with the change of use.	
MAIN COMMENTS:	
The site is part of a narrow strip of land immediately adjacent to the B2133 Harbolets Road that has been subject of development over the past century. Historic mapping shows that Harbolets Copse designated Ancient Woodland to the SE and the adjoining Cannon Copse (in existence for at least 150 years hence categorised as “Long Established Woodland” in the Governments hierarchy of woodland importance) immediately abutted the strip until the latter part of the 20th century. Urbanisation of the roadside has led to both the properties at Harbolets Corner and Thistledown Cottage expanding their associated recreational space into the adjacent woodland resulting in a denudation of the historic woodland resource. The mature trees that remain within and adjacent to the proposed development site are remnant features of the woodland. Whilst the submitted tree survey and AIA indicates no trees are required to be felled to achieve the new build footprints, the associated change of use of the land will inevitably see a significant further denudation of the	

remaining trees due to the reasonable requirements of new habitable development in this respect.

The submitted AIA makes no reference to the engineering requirements for the culverting of the ditch/levels alterations required within the root protection areas (RPA's) of some of the trees and the Tree Protection Plan is not a realistic representation of what areas could be barrier fenced as an exclusion to the implementation of the development.

A reasonable buffer to the realistic remaining boundary of the Canons Copse woodland would be retained in the form of the parent property wider garden curtilage, as opposed to a naturalistic landscape buffer.

ANY RECOMMENDED CONDITIONS:

Yes – if minded to approve, standard conditions **3.8 Pre-commencement tree protection installation required** and **3.9 Arboricultural Method Statement** (that deals with all issues associated with the development within/close to the RPA's of the retained trees) is required.

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	16/09/26