



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Doves Place Coxham Lane Steyning West Sussex
DESCRIPTION:	Outline Application for the erection of a single dwelling with all matters reserved.
REFERENCE:	DC/26/1324
RECOMMENDATION:	Advice / No Objection
SUMMARY OF COMMENTS & RECOMMENDATION:	
Please note that these comments are based on a desk-based assessment only. No recent site visit has been undertaken, although I am familiar with the site. Therefore, the recommendations and conclusions set out below are derived primarily from the submitted plans, supporting information, and historical knowledge of the site. The main dwelling, Dove's Place, historically had a number of protected trees within its curtilage. Within the area of the proposed building there were originally two protected trees, T1 (Acacia) and T2 (Walnut), both protected under TPO 0413. Site inspection notes dated 23 November 1988 confirm that T2 (the Walnut) had been lost as a result of the 1987 storm, whilst T1 (the Acacia) remained present at that time. However, a review of a previous TPO application for the site (Ref. ST/21/93) indicates that T1 was no longer present within the property by 6 March 1993. As such, both trees that were historically protected within the footprint of the proposed building had been lost many years prior to the submission of the current application. Consequently, no protected trees would require removal to facilitate the proposed development. Furthermore, whilst there are a number of smaller, well-managed trees located within the development area, these do not appear to be of such public amenity or landscape value that their loss would result in significant adverse effects. Any losses could be appropriately mitigated through replacement tree planting secured as part of the development. Notwithstanding the above, to ensure that the impact of the development on any retained trees within influencing distance of the proposal, together with the quality and value of any trees proposed for removal, is appropriately assessed, it would be beneficial for details of the trees to be removed and the measures proposed to protect retained trees during construction to be provided. Given the scale and nature of the proposal, this information could reasonably be secured by condition.	

MAIN COMMENTS: N/A

ANY RECOMMENDED CONDITIONS: yes

3.9 Arboricultural Method Statement – Protection details required

Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	01/10/26