



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land At 518795 120095 Jolesfield Partridge Green West Sussex
DESCRIPTION:	Outline application for the development of 9 new residential dwellings, with all matters reserved except for access.
REFERENCE:	DC/26/1311
RECOMMENDATION:	Advice / More info
SUMMARY OF COMMENTS & RECOMMENDATION:	
No trees within the site are protected by a Tree Preservation Order (TPO), nor is the site located within a Conservation Area. Accordingly, the trees are not currently subject to planning controls requiring Council consent for works.	
The site is well screened by an established boundary hedge containing several modest-sized trees, including willow and sycamore. However, the principal arboricultural features are the belt of mature oak trees along the eastern boundary.	
No built development is proposed within the Root Protection Areas (RPAs) of retained trees. However, it is evident that sections of the roadside hedge would likely require removal to facilitate the proposed access, primarily to accommodate the engineered access arrangement and achieve appropriate visibility splays. This requirement is not currently illustrated within the submission. A similar requirement is anticipated in relation to the southern access.	
Whilst the loss of sections of the hedge would initially be noticeable, the impact could likely be mitigated through replacement hedgerow planting and ongoing management to encourage establishment and long-term retention.	
Whilst the indicative layout is broadly acceptable from an arboricultural perspective, further details will be required regarding the extent of hedgerow removal necessary to facilitate the proposed accesses, together with any compensatory planting, to fully assess the proposal's impact on the site's existing tree and landscape features.	
The drainage proposals as presented in the Surface Water Drainage Layout plan ref AEG8979-DR01 SHEET 1 OF 1, will require the removal of some of the group G2 to allow for the drainage system to be installed.	

MAIN COMMENTS: N/A	
ANY RECOMMENDED CONDITIONS: None at this stage	
NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	06/10/26