



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land East of Woodfalls Manor Loxwood Road Rudgwick
DESCRIPTION:	Permission in Principle for the erection of a minimum of 6 and a maximum of 9 dwellings
REFERENCE:	DC/26/0737
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
The site is bordered to the south by a belt of horse chestnut and lime trees. The trees are subject to statutory protection under Order ref TPO/0729, served 24/06/1988; the trees in question fall within the area listed as Group G2 of the Order. The limes are multi-stem trees which appear younger than the horse chestnut trees; however, their multi-stem form is indicative of trees which have been felled or failed and then developed new growth which now forms the tree's primary structure. As such, although the limes may appear to be more juvenile than the horse chestnut trees, I would be of the view that they have grown from the stump/root stock of the original lime trees protected in 1988 and are therefore genetically the same tree; as such, they would be protected under the Order.	
MAIN COMMENTS:	
Overall, the site would be capable of accommodating 6 units, whilst mostly respecting the constraints the trees around the fielded edge represent in terms of tree-to-build relationships; subject to good design which follows the key principals of BS 5837 (2012) Trees in relation to design, demolition and construction. However, due to the size and stature of the off-site trees to the west, it does imply the extent of natural light reaching the rear gardens of plots 1–5 would be impeded by the trees in the afternoon and early evening. As such, if the scheme is approved and a full planning application is to be forthcoming, it is recommended that the orientation of these units be altered so the front of the properties face the off-site trees to the west; this would establish a more favourable relationship with the rear garden areas and the trees that border the site.	

Due to the roadside location of the belt of TPO trees, it is evident that the removal of at least three protected trees would be needed.

The trees within G2, when assessed as a landscape amenity feature, are of high public amenity value and make a positive contribution to their setting. The condition of the trees varies; the principal tree in the line is the mature, well-established horse chestnut situated just to the east of the centre of the tree belt, within or near the site access, as advised on the Coloured Sketch Site Layout drawing ref: 25022 / SK03.

The lower quality trees in the line, in my opinion, would be the multi-stem limes. As such, consideration should be given to moving the site access further to the west; this would help to successfully retain the more mature horse chestnuts within the belt of trees on the southern boundary and would allow for the position of plots 1–5 to be amended with regard to previous comments on the relationship with the off-site trees to the west.

I note that development of the site has been sought previously under Applications DC/14/1292 & DC/15/1649. Both of the historical development proposals at the site required the removal of three of the protected horse chestnut trees; the previous arboricultural officer raised no objection to their removal for either of the applications.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	22/06/26