



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Willows, The Street, Cowfold
DESCRIPTION:	Erection of 1 no dwellinghouse in the garden of Cowfold Stores. (Full Application)
REFERENCE:	DC-26-0575
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
The relationship of the adjacent churchyard sycamores (subject of Tree Preservation Order) to the site is not conducive to a harmonious longer term relationship to increased build density/occupation. The tree branching over sails the site and the key rooting areas of the trees includes a significant portion of the soft ground amenity area. By reducing existing available recreational space, the available outdoor space would be somewhat constrained by the potential nuisance issues associated with leaves/seed and aphid honeydew and potentially create even greater pressure to lop/fell the trees in the future. The logistics of undertaking the development have not been adequately considered within the submitted information to date. The revised dwelling position /development could be delivered without harm to the trees, however full details of the logistics of all development processes and installation of services etc. would require control to attempt to limit harm to the roots and key rooting environment of the two trees.	
MAIN COMMENTS:	
The site is within the Cowfold Conservation Area. The Conservation Area appraisal and management plan recognises the important contribution that trees make to the character and appearance of the area. Following initial advices a measured tree survey has been provided. Immediately adjacent to the Northern boundary of the property, within the churchyard, are two mature sycamore trees subject of a Tree Preservation Order (Ref: TPO/0296).	

The trees make a positive contribution to the landscape character and are worthy of consideration as constraints on potential development of the subject property.

The trees are of fair form and condition for the species. Some minor deadwood is present in the crowns with ivy growth obscuring parts of the main stem structures.

The revised dwelling position, tight against the south and eastern boundaries, removes the foundation requirements from within the recommended root protection areas (RPA's) of the two trees.

Two areas of "no-dig" new hardstanding are proposed within the RPA' of the larger multi-stemmed sycamore. The extent of new above ground level hardstanding is marginally greater than the maximum extent of new hardstanding recommended by the relevant design standard (BS5837). On the Eastern boundary it butts up to the existing dwelling which could be an issue in terms of conflict with the damp course that above ground permeable engineering imposes.

In my view, the extent/position of hardstanding could be reduced/re-configured to comply with the standard in this respect and not pose a potential indirect issue to the adjacent property.

Access to the site is from the north within the RPA of the larger tree. The submitted information and Tree Protection Plan does not satisfactorily assess the realistic impacts of the associated development process or provide appropriate protection from the foreseeable development process.

Whilst some "no-dig" surfacing could be installed with additional ground protection measures, the concept of a fence across the entire width of the site as proposed would make implementation somewhat difficult.

The relationship of the trees to the site is relatively poor. The Council would not ordinarily consider that trees of the condition, size and stature of the sycamores would be appropriately pruned to give 5m height clearance over the domestic curtilage of existing properties. This desire appears to be related as much to the operational working space required as opposed to future recreational usage of the garden space.

No detail of where or how services connections would be made have been submitted. Trenching through the key rooting area of the trees would not be condoned.

ANY RECOMMENDED CONDITIONS:

Yes if minded to approve – Standard pre-commencement condition 3.9 Arboricultural Method Statement required

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	08/07/26