HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Copse, Worthing Road, Southwater
DESCRIPTION:	Development of up to 23 residential dwellings, including parking, landscaping and other associated works
REFERENCE:	PE-25-0204
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

The site is constrained by mature bounding tree belts. The significant trees and woodland in this respect were made subject of a Tree Preservation Order (Ref: TPO/1543) in 2020.

Any future application for development will need to comply fully with the recommendations of the design standard BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Where viable, the design of new greenfield housing layouts should avoid foreseeable future conflicts between residents and trees by giving sufficient space that avoids branch overhang of amenity areas.

MAIN COMMENTS:

The submitted arboricultural information includes a recent tree condition survey only. The survey recognises that if the site is to have a change of use and be included within the urban envelop, a significant amount of tree felling/lopping is likely required to ensure safety of site users. This is principally due to the extent of ash dieback disease present within the mature tree stock, and their associated deteriorating condition.

The proposed site layout has dwellings with rear amenity areas facing back to the bounding tree belt to the North and to the remaining mature oak tree to the Eastern boundary. The relationships are likely to place future pressures on these protected trees of recognised landscape value from future occupiers desires to effectively utilise their amenity areas.

ANY RECOMMENDED CONDITIONS:

N/A	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	01/10/25