HORSHAM COUNCIL

Horsham District Council

DISTRICT CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Copse, Worthing Road, Southwater, West Sussex, RH13 9AT.
DESCRIPTION:	Demolition Works 4/5 Bed derelict house known as The Copse
REFERENCE:	DC/25/2002
RECOMMENDATION:	**Advice/No objection**

SUMMARY OF COMMENTS & RECOMMENDATION:

The tree protection measures proposed in the supporting Tree Protection Plan Drawing number TSP-01 Rev1 appear appropriate and proportionate to the works involved.

M**AIN COMMENTS:**

The trees subject to a Tree Preservation Order ref W1 - TPO/1477 at the site, are located primarily along the northern western boundary, well away from the areas where demolition activity is proposed. As such, no significant impacts are anticipated.

Regarding mature Oak tree T1C2, near the entrance to the site; this tree is not subject to any tree related planning constraints such as a TPO or being sited with a Conservation Area. Although the current fencing layout does not technically cover its full Root Protection Area 9RPA), the tree is in terminal decline and is likely to require removal in the coming years as its condition continues to deteriorate. Given its limited remaining SULE (Safe Useful Life Expectancy) value, I would not be overly concerned about any minor encroachment in this instance.

Similarly, I have no major concerns with the position of the fencing in relation to the trees at the front of the site. These are not subject to a TPO, and, in terms of quality, none are of outstanding merit.

Overall, I have no objections to the proposed demolition under the prior approval notice based on the arboricultural information provided, being implemented and maintained throughout the duration of the works.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Andy Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning (Specialist Team)
DATE:	12/12/25