



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land West of Parsons Field Stables, Pickhurst Lane, Pulborough
DESCRIPTION:	Use of land for the stationing of 2 static caravans for residential purposes and associated day rooms. Erection of stable building and formation of hardstanding (retrospective). Associated landscape works including planting of native hedges and removal of hardstanding and american barn
REFERENCE:	DC-25-01371
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>I recommend, that if minded to approve this type of new development in the countryside, consideration be given to the planting of an acceptable landscaped ecological buffer to the AW to provide appropriate protection from the urbanising development and associated residential usage.</p>	
MAIN COMMENTS:	
<p>The site is bounded on two sides by woodland/old woodland shaw. To the South is a designated AW (Gerrards Rough) subject of a woodland Tree Preservation Order (Ref: TPO/0706).</p>	
<p>Works to date for installation of close board fencing and associated importation and spreading of hardcore/engineering have involved some disturbance to roots and rooting areas of bounding trees to the West with some recent lower branch damage also evident.</p>	
<p>The latest revised block plan (Ref: 2507PI_002 Rev. 4) indicates the intention to remove the structures and hardstanding that has compacted the ground and damaged trees along the Western boundary of the site.</p>	
<p>Extent of further damage to soil structure and rooting will be dependent on whether a different approach to the works are employed, as intimated within the submitted arboricultural report.</p>	

The remaining engineering works proposed within the root protection area of bounding trees is the drainage pipe connection into the ditch on the Western boundary. The submitted report proposes use of specialist engineering to instal this using trenchless technology. IME this is a very expensive and unlikely solution to the proposed routing for a development of this scale.

Whilst it could be a condition of development if it were to be approved in other planning terms, it would likely ultimately be undertaken utilising either a hand or machine dug form of trench installation that sought to retain larger roots only.

If the application is to be approved, I recommend that the AW buffer (within the red site line) be subject of a landscape condition for a naturalised vegetative buffer. To be created to exclude associated residential usage of the zone beyond the curtilage fencing, in accordance with the relevant gov't guidance.

ANY RECOMMENDED CONDITIONS:

Yes – Landscape led.

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	05/11/25